



**2, 1927 26A Street SW**  
**Calgary, Alberta**

**MLS # A2291175**



**\$595,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,786 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub		
<b>Inclusions:</b>	none		

\*\*\*OPEN HOUSE SUNDAY MARCH 22 from 1 PM to 3 PM \*\*\* / \*\* Price Reduced \*\* Beautiful, spacious and bright townhouse/condo in a great location! Only one owner has lived here and it shows - pride of ownership is evident! Tucked away from the street, you will enter into a ground level generous flex room with heated floors and plenty of windows. This room is ideal for an office, workout space, games room or mudroom. The heated attached garage is accessible from this level so no need to go outside into the cold! Moving up to the main floor, you will find a large open concept living space with 9' ceilings, hardwood floors, kitchen with maple cabinets, breakfast bar & pantry, spacious dining area and living room with gas fireplace & modern built-ins. There is lots of natural light in here from windows on three sides as well as the living room opening up to a spacious west facing deck. Upstairs are 2 good sized bedrooms with each their own 4 piece bathrooms. The primary bedroom has a large walk-in closet and its ensuite is complete with enclosed shower and soaker tub. Laundry is conveniently on this level and 2 skylights add more natural light to this level. This 4 unit complex had upgrades to the roof, balconies, siding and exterior paint in 2025. The home is in such a desirable location! It is close to parks, downtown, public transit (8 minute walk to Shaganappi LRT), schools, shopping, restaurants, golf, the Killarney recreation center and much more. The best of inner city living!