



**2207 26a Street SW
Calgary, Alberta**

MLS # A2299499



\$1,199,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,939 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows

Inclusions: n/a

****Open House Saturday April 11th from 1 to 3pm & Sunday April 12th from 2 to 4pm**** Welcome to 2207 26A Street SW, an exceptional newly built semi-detached infill in the heart of Killarney/Glengarry, thoughtfully designed for those who appreciate elevated craftsmanship, refined finishes, and timeless design. Set on a picturesque tree-lined street, this residence immediately stands apart with its extensive brickwork and limestone exterior—a rare and sophisticated combination seldom found in comparable homes. Inside, the home showcases an impressive sense of scale and elegance, with 10-foot ceilings on the main floor, rich engineered hardwood flooring, and a seamless open-concept layout tailored for both everyday living and upscale entertaining. The dining area flows effortlessly into the showpiece kitchen, where full-height custom cabinetry, built-in JennAir appliances, a pantry with pull-out drawers, and an extraordinary 12-foot waterfall island create a space that is both stunning and highly functional. The living room is warm yet striking, anchored by a fireplace with custom built-ins and oversized patio doors that open onto a 10' x 17' concrete patio, offering a beautiful extension of the living space for outdoor dining, entertaining, or quiet evenings at home. Upstairs, the primary suite is a true retreat, distinguished by vaulted ceilings and a statement white oak beam that adds warmth and architectural character. The spa-inspired 5-piece ensuite is beautifully appointed with dual vanities, full-height tile, a standalone soaker tub, and a custom steam shower with bench, while the spacious walk-in closet is complete with built-in organizers. Two additional generously sized bedrooms, a beautifully finished 4-piece bath, and an upper laundry room complete the second level with both style and practicality. The fully finished basement further enhances the

home's appeal with a beautifully designed 2-bedroom legal basement suite, complete with its own kitchen, living area, and laundry—ideal for extended family, guests, or additional income potential. Additional features include 8-foot doors, a fully fenced yard, a double garage with EV charging rough-in, built-in speakers, security rough-in, Vacu-Flo rough-in, A/C rough-in, and new home warranty for added peace of mind. Located in one of Calgary's most desirable inner-city communities, Killarney/Glengarry offers an exceptional lifestyle with access to parks, recreation, shopping, dining, transit, and a quick commute to downtown. This is a rare opportunity to own a home that delivers both luxury and lasting value in one of the city's most sought-after neighbourhoods. Schedule your private showing today and experience the exceptional quality and timeless elegance of this remarkable home for yourself.