

2218 26A Street SW
Calgary, Alberta

MLS # A2226898



\$985,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,968 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Bookcases, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Wired for Sound

Inclusions: N/A

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

****OPEN HOUSE - CANCELLED**** Located on one of Killarney's most desirable tree-lined streets, this custom-built home offers incredible quality, thoughtful design, and a long list of upgrades. The main floor is bright and inviting, with a front flex room ideal for a home office, formal dining, or music room. The chef-inspired kitchen features a WOLF gas cooktop, quartz countertops, a large island, and an open layout that flows seamlessly into the spacious dining area and living room, complete with a gas fireplace, custom built-ins, and in-ceiling speakers. Upstairs you'll find three bedrooms, including a well-appointed primary retreat with a skylit spa-like ensuite with in-floor heat featuring dual vanities, an oversized tiled shower, and a deep soaker tub. A full laundry room and two additional bedrooms with a shared full bath complete the upper level. The fully finished basement is built for entertaining, offering a fourth bedroom or fitness room, full bath, large family room with wet bar, and a 200-bottle built-in wine fridge and in-floor heating. Additional features include central air conditioning, central vacuum, water softener, and integrated speakers throughout the main floor, basement, primary suite, and backyard patio. The low-maintenance yard is professionally landscaped and includes a concrete patio, gas BBQ hook-up, Rainbird irrigation in all garden beds, and a finished/heated double detached garage with Calcana gas heater. This is a rare opportunity to own a high-end home on a quiet street, just steps to parks, schools, and the LRT. A true "lock-and-leave" lifestyle with no compromises.