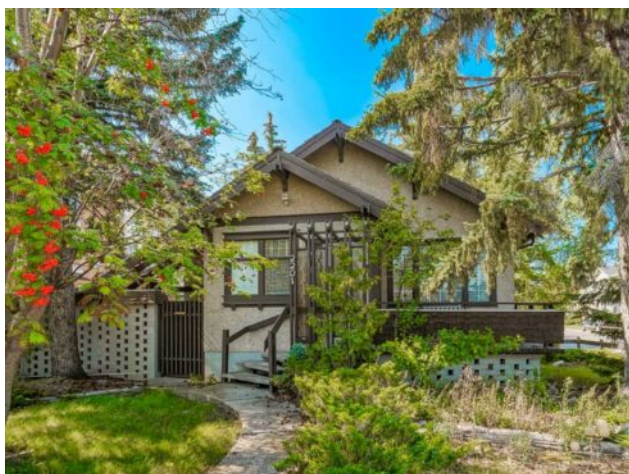


**2201 26A Street SW**  
**Calgary, Alberta**

**MLS # A2253718**



**\$900,000**

|                  |                                                                  |               |                   |
|------------------|------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                |               |                   |
| <b>Style:</b>    | Bungalow                                                         |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.                                                     | <b>Age:</b>   | 1934 (91 yrs old) |
| <b>Beds:</b>     | 3                                                                | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Heated Garage, Oversized       |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Mixed                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Separate Entrance |                   |      |

**Inclusions:** n/aa

Prime Development Opportunity in Killarney! Discover the perfect investment opportunity with this 3-bedroom, 2-bathroom home situated on a large 50' x 125' CORNER lot in the sought-after neighborhood of Killarney. Located on a quiet street, this spacious lot is an ideal choice for developers and investors. With R-CG zoning, this property offers a fantastic opportunity for multi-family development. Enjoy the convenience of being just minutes from downtown, with easy access to transit, schools, parks, and local amenities. Whether you're looking to build or hold, this property offers endless potential in a high-demand area. Don't miss your chance to secure a prime redevelopment site — contact us today to book a viewing!