

**2412 26A Street SW**  
**Calgary, Alberta**

**MLS # A2224554**



**\$1,649,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,890 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Insulated, Paved, Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Central air conditioner units x 2, TV Mount x 2, Projector and Screen, Dishwasher in the basement

\*\*\*OPEN HOUSE SATURDAY JULY 5th 1-3pm\*\*\* Situated on a beautiful, canopy-lined street in the heart of KILLARNEY, this thoughtfully designed estate home offers refined living on a rare 38' x 125' lot with a TRIPLE GARAGE and a backyard PUTTING GREEN for relaxed outdoor enjoyment. Inside, you'll find a layout that balances sophistication with everyday practicality, beginning with an ENCLOSED FRONT OFFICE that opens to a covered front deck—ideal for quiet mornings or remote work. The FORMAL DINING ROOM features a striking COFFERED CEILING and direct access to the BUTLER'S PANTRY, creating a seamless transition to the chef-inspired kitchen. Complete with a GAS COOKTOP, BUILT-IN WALL OVEN, and an oversized island, the kitchen flows into the LIVING ROOM where a STONE FEATURE WALL, LINEAR FIREPLACE, and CONTEMPORARY BOX-BEAM CEILING detail add warmth and dimension. Large patio sliders lead to the backyard with a FULL-WIDTH DECK framed by a glass railing. A main floor 3PC BATHROOM with a stand-up shower adds rare flexibility for multigenerational households or visiting guests. Open-riser stairs with a GLASS RAILING lead to the upper level, where a BONUS ROOM with custom millwork separates the secondary bedrooms from the PRIVATE PRIMARY SUITE. BEDROOMS 2 AND 3 each feature WALK-IN CLOSETS and access to a SHARED BALCONY with leafy treetop views. The LAUNDRY ROOM is outfitted with CABINETRY and a UTILITY SINK for added convenience. Double French doors open to the generous primary retreat complete with a TWO-SIDED FIREPLACE, LARGE WALK-IN CLOSET, and a luxurious 5PC ENSUITE showcasing HEATED FLOORS, a JETTED TUB, DUAL VANITIES, and a fully tiled STAND-UP STEAM SHOWER. The FULLY

DEVELOPED BASEMENT is warmed by HYDRONIC IN-FLOOR HEATING and offers a spacious REC ROOM with a stylish WET BAR including a dishwasher and beverage fridge. Movie nights await in the dedicated THEATRE ROOM, fully equipped with a projector, screen, built-in ceiling and wall speakers. A fourth bedroom with a WALK-IN CLOSET and a full 4PC BATH complete this level. Additional highlights include CEILING SPEAKERS, MOTORIZED BLINDS, HUNTER DOUGLAS WINDOW COVERINGS, DUAL FURNACES, and CENTRAL AIR CONDITIONING. The TRIPLE GARAGE is insulated, EV-CHARGER READY, and roughed-in for a gas heater, with convenient access to a PAVED BACK LANE. Just minutes from parks, playgrounds, schools, the Westbrook LRT, and all the shops, dining, and services of 17TH AVENUE and MARDA LOOP—this is polished inner-city living with every detail considered.