

2003 26a Street SW
Calgary, Alberta

MLS # A2313703



\$659,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	870 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Brick/Mortar, Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Natural Woodwork, See Remarks		

Inclusions: Washer/Dryer, refrigerator, stove, dishwasher

Step into this captivating diamond in the rough, 1911 brick bungalow, where timeless character meets endless potential! Nestled on a quiet, tree-lined street, this 2-bedroom, 1-bathroom gem boasts soaring 9-foot ceilings, exquisite original woodwork, a cozy electric fireplace, and a beautifully updated main bathroom. The formal dining room is a vintage lover's paradise, complete with a stunning built-in wood hutch, charming window seating and heritage leaded windows. While the big-ticket items are already checked off—including a 5-year-old roof and hot water tank—the unfinished basement invites you to let your imagination run wild and design the ultimate custom space. Step out of the kitchen onto your spacious back deck to enjoy a sunny west-facing backyard, featuring a patio for entertaining and the perfect patch for your future garden, all capped off with a convenient double detached garage. Located in the vibrant community of Killarney, just minutes from downtown Calgary, you'll enjoy the ultimate urban lifestyle with 17th Ave shops, dining, fenced in off leash park 1 block away, schools, parks, and transit right at your doorstep. This lot could also be attractive for redevelopment.