

1932 26A Street SW
Calgary, Alberta

MLS # A2337941



\$565,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,389 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 293
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Storage		

Inclusions: All Furniture, TV & TV Mount, Wall Art & Decor, Bedding & Bathroom Linens, Lamps & Light Fixtures, Kitchen Utensils & Accessories

Welcome to effortless inner-city living in the heart of Killarney! This stylish 3-storey END-UNIT TOWNHOUSE is offered FULLY FURNISHED & MOVE-IN READY, complete with everything you need to settle in from day one. Whether you're a first-time buyer looking for an easy transition into homeownership, a downsizer seeking a low-maintenance lifestyle, or an investor searching for a turnkey rental opportunity in one of Calgary's most desirable communities, this home checks all the boxes. As an END UNIT, this home offers the added benefits of more space, enhanced privacy, and ADDITIONAL WINDOWS that fill the interior with natural light. Inside, modern, clean and timeless finishes are complemented by NEW CARPET & FRESH PAINT (2025), creating a bright, polished interior that feels fresh and ready to enjoy. The lower level welcomes you with a versatile second living area or HOME OFFICE, creating valuable additional space for working from home, relaxing, or hosting guests. From here, enjoy direct access to the SINGLE ATTACHED GARAGE, along with a separate STORAGE ROOM providing plenty of space for seasonal items, bikes and more. Upstairs, the bright and open main level is designed for entertaining. The spacious living and dining areas flow seamlessly into the kitchen, while a cozy GAS FIREPLACE creates an inviting focal point. A convenient 2-piece powder room is perfect for guests, and the balcony just off the kitchen offers an ideal spot for morning coffee, summer BBQs or unwinding at the end of the day. The upper level features TWO SPACIOUS PRIMARY SUITES, each complete with its own private full ensuite, making the layout equally well suited to couples, roommates or guests. A dedicated laundry room on the same level adds everyday convenience. Complete with CENTRAL AIR CONDITIONING, an

attached garage and a prime location in sought-after Killarney, this beautifully maintained home combines comfort, flexibility and contemporary style with the convenience of a truly turnkey opportunity. Just bring your suitcase and move in! Call your Realtor for a private viewing today.