

2, 1934 26 Street SW
Calgary, Alberta

MLS # A2339674



\$595,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to modern inner-city living in the heart of Killarney. Thoughtfully designed with 3 bedrooms, 3.5 bathrooms, and 1,656 sq. ft. of total living space, this stylish townhouse delivers the perfect balance of comfort, functionality, and low-maintenance living just minutes from downtown. The bright, east-facing main level welcomes you with an abundance of morning light and an inviting open-concept layout. The living room is anchored by a cozy fireplace, creating a warm and comfortable space to relax or entertain, while the dining area flows seamlessly into the well-appointed kitchen with plenty of counter space and storage for everyday living. Upstairs, the spacious primary bedroom offers a comfortable retreat with a walk-in closet and private ensuite featuring a double vanity. A second generous bedroom and full bathroom complete the upper level, offering plenty of flexibility for family, guests, or a home office. The fully finished lower level adds even more versatility with a recreation room, third bedroom, full bathroom, and laundry. Whether you need space for guests, movie nights, a workout area, or working from home, this level adapts easily to your lifestyle. Outside, the private deck provides the perfect spot for morning coffee, summer BBQs, or winding down at the end of the day. An indoor single-car parking stall in the detached garage adds everyday convenience and protection from the elements. And then there's the location. Killarney puts you close to parks, schools, shopping, transit, cafés, restaurants, and the energy of 17th Avenue, while downtown is just minutes away. If you're looking for a home that combines modern comfort with the best of Calgary's inner-city lifestyle, this one is worth a look.