



GRASSROOTS
REALTY GROUP

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3017 26 Street SW
Calgary, Alberta

MLS # A2221332



\$999,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,145 sq.ft. | Age: | 2013 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wet Bar | | |

Inclusions: Shelving in the garage, Bar fridges (x2), Pool table, garage heater, Reverse Osmosis system, Water softener, In house speakers (on all three levels) with blue tooth control system

Welcome to this beautifully crafted home nestled in the desirable inner-city community of Killarney—a rare offering that blends stunning design, thoughtful updates, and luxurious comfort across every level. Well maintained and meticulously upgraded, this bright, open-concept layout is anchored by 10-foot ceilings, rich hardwood flooring, and elegant shutters creating a cohesive and upscale atmosphere throughout the main level. The front office space, perfectly located just off the entrance, offers an ideal work-from-home retreat with natural light and privacy. The heart of the home is the chef-inspired kitchen, featuring ceiling-height cabinetry, stainless steel appliances, a gas range stove, and a newly finished oversized island with breakfast bar seating, this space is ideal for entertaining or everyday family life. A nearby built-in hutch with drink fridge adds convenience and style to the adjacent nook, perfect for casual dining or a morning coffee ritual. The living room invites cozy evenings with its corner fireplace clad in stone, and large windows flood the space with natural light. Step directly onto the backyard patio—a private outdoor escape complete with garden beds, custom built deck and a detached heated garage with epoxy flooring. Upstairs, the primary suite is a serene retreat with in-floor heating, a generous walk-in closet, and a spa-like 5-piece ensuite featuring a dual vanity, large soaker tub, and standalone shower. Two additional bedrooms share a spacious 4-piece bathroom, while the convenient upper-level laundry room adds practicality for busy households. Downstairs, the fully finished basement offers incredible flexibility and comfort. In-floor heating ensures warmth year-round, while a large recreation space with a wet bar is perfect for hosting friends or relaxing with family. A massive bedroom can easily function as a theatre room, gym, or

secondary family room, giving you the space to make it your own. A 4pc bathroom and ample storage space complete this lower level. Additional features include central air conditioning, central vacuum system, hot water on demand, water softener, Kinetico reverse osmosis system, in house speakers (on all three levels) with blue tooth control system and a laser light system installed in the basement to reduce dust and improve air quality. This property truly offers the best of inner-city living—modern luxury, functional upgrades, and timeless design—all set in a vibrant, sought-after neighbourhood. With close proximity to schools, parks, shopping, transit, and downtown, this Killarney gem is perfect for families, professionals, and anyone who appreciates quality craftsmanship in a central location. Pride of ownership is seen throughout!