



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1937 26A Street SW  
Calgary, Alberta**

**MLS # A2302292**



**\$700,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 280
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the vibrant and highly sought-after community of Killarney! Rarely do you find a prime location like this that’s just steps away from the 17th Avenue’s incredible variety of restaurants, cafes, pubs and shops. Commuting and transit options are ideal with easy access to major roads like Crowchild and Glenmore Trail, a bus route one block away that takes you straight to the downtown core, and two LRT stations within walking distance! Great schools, greenspaces, parks, off leash areas, Killarney Aquatic and Rec Centre, the public library, local favourites like Newcastle Pub, and so much more! This location delivers the perfect balance of quiet charm and city accessibility. Tucked among mature trees, this 4-bedroom, semi-detached home reaps the benefits that come with townhouse ownership. Part of an exclusive, custom built development consisting of two separate semi-detached residences, this property offers privacy and a sense of space that’s hard to find at this price point. From the moment you step into the home from the sheltered front porch, you’re welcomed into a bright and inviting interior with soaring ceilings and site-finished Cherry hardwood flooring that flows throughout the main level. The spacious living room shows off architectural details and masterfully finished millwork that you’ll discover throughout the rest of the living spaces. The kitchen is truly the heart of the home, offering a warm, timeless feel with custom cabinetry, a quartz covered island, and high-end stainless-steel appliances accentuated by an incredible gas range. This space connects with the dining area, where a natural stone fireplace with a wood beam mantle creates a cozy and inviting atmosphere for everyday living or entertaining. Large windows flood the space with natural light. Outside, enjoy your own private patio that’s equipped

with a gas line, ideal for BBQs, sipping on your morning coffee, and making the most of warm evenings and outdoor gatherings. Upstairs, a skylight draws sunlight through the stairwell, leading to a peaceful primary retreat. This bedroom is complete with a huge walk-in closet and generously sized 5-piece ensuite featuring dual sinks, a tiled shower, and a soaker tub. Two additional bedrooms offer flexibility with a unique sliding door design, allowing the space to adapt to your needs. The 5-piece main bathroom is also equipped with dual sinks, a feature that isn't common for the area, but can be appreciated by families of all sizes. The fully developed basement is incredibly designed for flexibility. With high ceilings, a massive rec room is perfect for a home theatre and media setup, hobby area, gym, playroom, etc. The large bedroom provides great accommodations for guests, family and friends. Also included is a single detached garage, & upgrades like central A/C, & a tankless hot water system. This is more than just a home — it's a lifestyle! One that combines comfort, character, and location in a way that's rarely available.