



GRASSROOTS
REALTY GROUP

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2801 26A Street SW
Calgary, Alberta

MLS # A2309222



\$515,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,031 sq.ft.	Age:	1937 (89 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming 1.5 storey home situated on a desirable CORNER LOT in the sought-after inner-city community of Killarney. Whether you're a first-time home buyer, young family, investor, or developer, this property offers flexibility and value. The home is warm, functional, and completely livable as-is, making it a great opportunity to enjoy inner-city living now while holding for future potential. Inside, several thoughtful updates have already been completed. The kitchen has been refreshed with UPDATED CABINETRY, COUNTERTOPS, FLOORING, and NEW APPLIANCES, creating a bright and practical space for everyday living. The main bathroom has also been updated with UPDATED TILE, FLOORING, TOILET, and BATHTUB, blending comfort with modern touches. Outside, the property features a DETACHED SINGLE GARAGE, excellent yard space, and the added bonus of a LARGE PARK DIRECTLY BEHIND THE HOME, offering extra privacy and room to enjoy the outdoors. The large corner lot provides excellent outdoor space, while the location offers quick access to downtown, schools, parks, shopping, transit, and major routes. This is a rare opportunity to own a quaint inner-city home with both immediate enjoyment and long-term upside potential.