



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2405 26 Street SW
Calgary, Alberta**

MLS # A2320232



\$799,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, No Smoking Home, See Remarks		

Inclusions: Murphy Bed In Basement Bedroom

Open House Saturday June 13 11am-1pm. Offering thoughtfully designed living space, this turnkey property features numerous updates throughout and has been meticulously cared for by its owners. Welcome to this beautifully maintained detached home in the heart of Killarney, one of Calgary's most desirable inner-city communities. The main level features a bright and inviting floor plan with beautiful hardwood floors spanning the whole level. The welcoming living room opens directly onto the back deck, creating a seamless indoor-outdoor living experience, while a new awning provides welcome shade from the west sun and enhances comfort throughout the warmer months. Upstairs, you will find three spacious bedrooms, including a generous primary retreat complete with a recently renovated three-piece ensuite bathroom featuring a large walk-in shower. The fully developed basement extends your living space with a fourth bedroom with a convenient Murphy bed, making it ideal for guests, a home gym, or flexible family living. A large steam shower complements a luxurious basement bathroom. Pride of ownership is evident throughout, with numerous important upgrades and maintenance items already completed, including the removal of all Poly-B plumbing, the addition of central air conditioning, and a newer furnace. Outside, the yard provides a private outdoor oasis for relaxing and a large back deck ideal for entertaining. A standout feature of this property is the oversized double-detached garage, a rare find in Killarney that offers exceptional space for vehicles, storage, hobbies, or a workshop. Located just minutes from downtown, Killarney is beloved for its mature tree-lined streets, excellent parks, and vibrant community atmosphere. Residents enjoy convenient access to shopping, restaurants, schools, and recreation facilities, along with

excellent transit options including nearby CTrain stations and major transit routes, making commuting throughout the city quick and convenient. Move-in ready and meticulously cared for, this is a rare opportunity to own a detached home in one of Calgary's most sought-after inner-city neighbourhoods.