

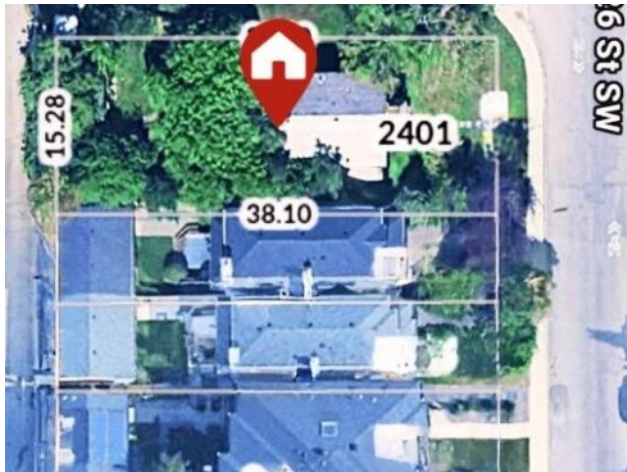


GRASSROOTS
REALTY GROUP

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2401 26 Street SW
Calgary, Alberta

MLS # A2325881



\$984,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	839 sq.ft.	Age:	1945 (81 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Rectangular Lot, See Remarks		

Heating:	Gravity	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Not applicable

Don't miss this rare redevelopment opportunity on a 50' x 125' CORNER LOT in the highly sought-after inner-city community of Killarney! Just minutes from downtown, Killarney is known for its mature tree-lined streets, welcoming atmosphere, and abundance of parks. Enjoy the perfect balance of urban convenience and neighbourhood charm with nearby schools, shopping, restaurants, recreation facilities, and excellent transit options, including train access and major commuter routes, making it easy to get anywhere in the city. Whether you're looking to redevelop or hold as an investment, this is your chance to be part of one of Calgary's most desirable communities. Redevelopment opportunities like this don't come often—act now!