



2216 26 Street SW
Calgary, Alberta

MLS # A2326476



\$895,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1945 (81 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: none

A rare find with this charming bungalow on an idyllic 50 x 125 lot with walkout basement potential and curb cut in desirable Killarney. Live, rent renovate or redevelop. This incredible opportunity affords a discerning buyer options. Featuring over 2,000 livable Sq. Ft. and over 1,100 Sq. Ft. above grade, this bungalow features a large main floor bedroom and an additional two bedrooms in the basement. The kitchen offers views East to the lush backyard through oversized windows that bring in loads of light. With a spacious kitchen with updated appliances and enough space for a breakfast nook, this floorplan is ideal for entertaining. The living room again offers an oversized window that looks onto the treed yard. Two bedrooms have been combined to make an extra-large main floor primary retreat. The updated main floor bathroom showcases upgrades and lots of natural light with the addition of a skylight. The basement offers two additional bedrooms, laundry and ample storage. The large basement rec room walks-out at grade to the beautifully treed backyard. A single attached front drive garage and curb cut for driveway parking leave options for two vehicles, and the back alley is paved for ease of access and future development potential. Close to schools, transit, shopping, parks and recreational facilities and within minutes to downtown, This home and lot should not be overlooked. Book a viewing today before its gone.