



GRASSROOTS
REALTY GROUP

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2, 1934 26 Street SW
Calgary, Alberta

MLS # A2326972



\$610,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s)

Inclusions: None

Welcome to this beautifully designed townhouse in the heart of Killarney, offering the perfect blend of modern comfort, functional living, and an unbeatable inner-city lifestyle. With 3 bedrooms, 3.5 bathrooms, and a thoughtfully designed floor plan with 1656 square feet of total living space, this home is ideal for professionals, young families, or anyone looking to enjoy low-maintenance living just minutes from downtown. The bright, east-facing main floor is flooded with natural morning light and features an open-concept design that seamlessly connects the living, dining, and kitchen spaces. The inviting living room is anchored by a cozy fireplace, creating the perfect place to unwind or gather with friends. The well-appointed kitchen offers plenty of workspace and storage, making everyday living and entertaining effortless. Upstairs, you'll find two spacious bedrooms, including a generous primary retreat complete with a walk-in closet and a luxurious ensuite featuring a double sink vanity perfect for busy mornings. The second bedroom is complemented by its own full bathroom, providing privacy and flexibility for family members or guests. The fully finished lower level expands your living space with a recreation room, an additional bedroom, a full bathroom, and a convenient laundry area, making it an ideal setup for guests, a home office, or a media room. Step outside to enjoy your own private deck, perfect for morning coffee, summer BBQs, or relaxing at the end of the day. Completing the home is the convenience of an indoor single-car parking stall located within the detached garage, offering both security and protection from the elements. Located in the sought-after community of Killarney, you'll enjoy easy access to parks, schools, shopping, transit, vibrant cafés, and downtown Calgary. This is an exceptional opportunity to enjoy stylish inner-city living in one of

Calgary's most desirable neighbourhoods.