



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2231 26 Street SW
Calgary, Alberta

MLS # A2330776



\$1,325,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,097 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound		

Inclusions: Kitchen Beverage Drawer Fridge, Bar Fridge (basement), Refrigerator in Garage (as-is), Basement Media Room TV, Built-in Audio system including amplifier, Garage Heater, Built-in Barbecue, Exterior Bar Fridge, Exterior Infrared Heater & Fire table (as-is), Telus security system & components, Bed frame in primary bedroom

Set on a 31-by-125-foot lot along one of Killarney's picturesque tree-lined streets, this exceptional luxury infill immediately sets itself apart. The open-concept main floor has been thoughtfully reimagined by famed Amanda Hamilton Interior Designs, creating a space that feels both sophisticated and effortlessly livable. The showpiece kitchen pairs honed Silestone countertops with a striking Calacatta Monet marble backsplash, while a panelled refrigerator, induction cooktop, built-in refrigerator drawers, and dedicated coffee station ensure the space is sleek yet highly functional. Expansive windows fill the adjoining living room with natural light, where a sleek fireplace creates a warm focal point. Integrated built-in audio throughout the home provides the perfect soundtrack for everyday living and entertaining alike. Upstairs, the spacious primary retreat offers a fireplace, custom bed frame (included), walk-in closet, and a stunning five-piece ensuite featuring dual vanities, a freestanding soaker tub, and an oversized glass shower. Two additional bedrooms share a stylish four-piece bathroom, while a separate laundry room adds everyday convenience on the upper level. The fully developed basement continues the home's refined design with a generous media room, dedicated fitness area, full bathroom complete with a steam shower, and exceptional storage. The included television and integrated audio system make movie nights effortless from day one, while the flexible gym space could easily serve as a guest room, home office, or future fourth bedroom. Designed for year-round enjoyment, the outdoor living space feels like a true extension of the home. The expansive rear deck is fully equipped with a built-in barbecue, beverage refrigerator, infrared heater, and fire table, creating an inviting space to relax or entertain well beyond the summer months. Beyond the beautifully landscaped

yard, the heated oversized double detached garage (23' x 22'4") is a rare inner-city luxury, offering ample space for full-size SUVs without compromise. Located just one block from both a playground and a fenced dog park, this home offers the perfect balance of upscale living and an exceptional family-friendly location.