



GRASSROOTS
REALTY GROUP

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2808 26 Street SW
Calgary, Alberta

MLS # A2342470



\$959,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,951 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Insulated, Pav		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	3 TV mounts (family room, gym and basement great room), display shelf (lego) in secondary bedroom		

Sophisticated, impeccably presented, and thoughtfully designed, this inner-city semi-detached home offers a refined blend of style, comfort, and function. From the moment you enter, the home reveals a level of craftsmanship and attention to detail that sets it apart. The main floor features rich hardwood flooring and is anchored by a striking custom plaster fireplace and bespoke family room cabinetry. Built-in main floor speakers adds an effortless touch of luxury, while the dining area is equally considered, featuring a custom-built banquette and cabinetry that thoughtfully balance form and function. At the heart of the home, the kitchen is appointed with a high-end Brigade by Viking range and hood fan, Delta fixtures, and stainless steel dishwasher and fridge. A discreetly positioned powder room is privately tucked away from the kitchen, conveniently located along the route to the lower level. A dedicated mudroom at the back of the home provides ample storage for multi-season gear and leads to the backyard deck, an inviting space for morning coffee or family dinners. The home underwent several thoughtful updates in 2022, including new carpeting, fresh paint, new tile in the entry and mudroom, updated kitchen and bathroom backsplashes, custom window coverings, and a curated lighting package. Upstairs, three bedrooms offer a comfortable and well-planned retreat from the main living spaces, making the home particularly well suited for a young, growing family. The primary suite features vaulted ceilings and a luxurious ensuite with a soaker tub and separate shower, while the two additional bedrooms share a beautifully finished full bathroom. A dedicated open-concept nook with skylight provides a thoughtful flex space between the bedrooms, creating a quiet place for study, reading, or everyday family life. The fully finished lower level extends the

living space with lush carpeting, a sophisticated wet bar, and a generous entertainment area finished with custom cabinetry. A dedicated gym with quality gym flooring offers excellent flexibility and could easily serve as a fourth bedroom, guest space, or office. The basement also features a full bathroom with a luxurious glass and tile shower. Throughout the home, thoughtful infrastructure includes central air conditioning, Vacuflo, a sump pump, newer dishwasher and washing machine, and is roughed in for a security system and basement in-floor heating. The finished detached garage features a custom integrated storage system, while the paved alley adds an extra level of convenience. Adding to the appeal is the exceptional location in Killarney, one of Calgary's most established inner-city communities. Parks, shops, cafes, and a variety of school options, including montessori, are all within walking distance and the future Richmond Green Park nearby, further enhances the already amenity rich community. Killarney offers a family-friendly, inner city lifestyle that is increasingly difficult to replicate.