



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2003 26A Street SW
Calgary, Alberta

MLS # A2343901



\$629,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	940 sq.ft.	Age:	1911 (115 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Natural Woodwork, See Remarks		

Inclusions: N/A

Fantastic location in the heart of Killarney on one of the area's best streets, surrounded by mature trees + many beautiful newer homes. Situated on a 32 x 125 ft. lot with sunny west backyard exposure, this property offers excellent potential for new development, a holding or rental property, or an opportunity for first-time buyers. The existing 1911 brick bungalow features 2 bedrooms, 1 bathroom + 9-foot ceilings, along with original woodwork, an electric fireplace + a beautifully updated main bathroom. The formal dining room retains its original character with a built-in wood hutch, window seating + heritage leaded windows. A spacious unfinished basement provides additional storage + future development potential. The property also offers a west-facing backyard with a large deck, patio, + a double detached garage. Recent updates include a roof and hot water tank, both approximately 5 years old. This exceptional location is close to 17th Avenue's shops and restaurants, schools, parks, transit + a fenced off-leash park just one block away. Downtown Calgary is only minutes from the property. With its outstanding lot, west exposure, mature streetscape and desirable inner-city location, this is an excellent opportunity to build, hold, rent or make the existing home your own.