



GRASSROOTS
REALTY GROUP

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2819 26 Street SW
Calgary, Alberta

MLS # A2344421



\$919,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,919 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: All Blinds

Beautifully appointed and modern, this two-storey home is ideally situated on a gorgeous tree-lined street with convenient access to downtown and Marda Loop. The open-concept main floor features hardwood flooring, a well-designed kitchen with granite countertops and a walk-in pantry, plus a separate den ideal for a home office. Upstairs are three bedrooms, convenient laundry, double sinks in both the main bathroom and ensuite, and a generous custom shower in the primary ensuite. The fully finished lower level adds excellent living and entertaining space with a family room, additional bedroom, full bathroom, wet bar with built-in cabinetry, and a dedicated wine room. Outside, enjoy the deck and double garage, while central air conditioning adds year-round comfort. An ICF concrete wall between the units provides excellent sound separation and added privacy. Exceptionally well maintained and move-in ready, this home offers a fantastic combination of space, comfort and location.