



GRASSROOTS
REALTY GROUP

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2222 26 Street SW
Calgary, Alberta

MLS # A2347041



\$1,197,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,237 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: Garage - built-in cabinets/shelves, Solar Panels, Shed, Built-in audio/visual equipment, TV brackets attached to walls, Shelves attached to walls, all Ceiling Fan(s) and Light Fixtures, Nest Thermostat, All Wet Bar Appliances, Kitchen Range (dual fuel - Gas/Electric)

****OPEN HOUSE Sunday 12-2**** SPACE, LIGHT & A RARE WALKOUT — on a large lot in the heart of Killarney. Offering approximately 2,240 sq. ft. above grade plus a fully developed walkout basement, this substantial 2-storey delivers the kind of generous living space that can be difficult to find in newer inner-city homes. Set on a large 30'x125' lot, it combines space, character and an exceptional central location with significant recent improvements, including a \$23,000 solar panel system (2024), new windows (2025), new high-efficiency furnace (2025) and new kitchen appliances (2025). Inside, soaring vaulted ceilings and abundant natural light create an immediate sense of openness. Warm real-wood cabinetry and coordinating custom built-ins carry through the main and lower levels, while the spacious kitchen features a large island, extensive cabinetry and its newer appliance package. The adjoining living area is anchored by a natural gas fireplace, and the home is wired for integrated sound. Upstairs, the generous primary suite enjoys views toward downtown Calgary, a walk-in closet and spacious 5-piece ensuite. Additional bedrooms provide plenty of room for family, guests or home-office needs. The fully finished walkout lower level is a particularly unique feature, offering 9' ceilings, large windows, plenty of natural light and new sliding doors with direct access outside. A wet bar, custom wood built-ins, second natural gas fireplace and integrated surround-sound speakers create an inviting space for entertaining and relaxing. An additional bedroom with walk-in closet and full bathroom adds excellent flexibility for guests, teens or extended family. Outside, the larger lot provides welcome breathing room along with a double detached garage, deck and lower walkout patio. A new BBQ gas line (2026) makes outdoor entertaining easy.

Additional features include central A/C, central vacuum and excellent storage throughout. Located in established Killarney, close to schools, parks, shopping, transit and just minutes from downtown, this is a home that stands apart for its generous proportions, larger lot, extensive recent upgrades and rare walkout basement— an impressive combination in Calgary's inner city.