



GRASSROOTS
REALTY GROUP

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2618 26 Street SW
Calgary, Alberta

MLS # A2351496



\$2,190,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,673 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, See Remarks, Triple Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Rectangular Lot, Underground Sprinkler		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: TV Wall Mounts (No TVs), Security/Camera System, Irrigation System, Basement Dishwasher Drawer, Home Audio System, Lutron Light System, Electric Window Coverings

Welcome to an exceptional custom-built luxury home in the heart of Killarney. Built in 2025 by Renova Homes & Renovations, this stunning residence offers a total of over 4,000 sq. ft. of beautifully developed living space, combining sophisticated design, exceptional craftsmanship and impressive technology. A dramatic 21' foyer with a 12' statement chandelier sets the tone, complemented by 10' ceilings on the main-floor. The spectacular chef's kitchen features full-height custom cabinetry, architectural hood surround, Cambria Inverness Streetstone quartz waterfall island and premium built-in KitchenAid appliances with gas burners and induction cooktops. Additional features include a pot filler, prep sink, filtered water, ROHL instant hot water dispenser and designer lighting. The main level also offers an elegant dining room, private office/den, custom mudroom and inviting living room with a 46" linear fireplace, floor-to-ceiling tile and expansive 12' x 8' sliding doors opening to the outdoor living space. Upstairs are 3 bedrooms and a beautifully appointed laundry room. The luxurious primary retreat features a dedicated dressing room with custom LED-lit oak cabinetry and a spa-inspired ensuite with heated floors, steam shower, designer fixtures, quartz counters and illuminated mirrors. The fully developed lower level is designed for entertaining with 9' ceilings, hydronic in-floor heat, a spacious media/recreation room, bedroom/gym and 3-piece bath. A showpiece custom wine room features a black walnut acoustic ceiling, illuminated wine displays and millwork, leather-finished granite, Fisher & Paykel dishwasher drawer, sink and dedicated climate control. Exceptional features continue with triple-pane windows, Hardie Board and Lux architectural aluminum exterior detailing, composite decking, professional landscaping and automated irrigation. The heated

detached TRIPLE garage includes in-floor heat, water, drain and electrical provisions for potential future carriage suite development (subject to approval). Additional luxuries include Lutron programmable lighting, electric window coverings, security/camera system and integrated Martin Logan speakers with SONOS amplification. Located in sought-after Killarney, enjoy an established inner-city community close to parks, schools, Killarney Aquatic & Recreation Centre, 17th Avenue shops and restaurants, and minutes from downtown. A truly exceptional home where thoughtful design, craftsmanship and technology come together.