

# \$999,000 - 2411 26a Street Sw, Calgary

MLS® #A2206604

**\$999,000**

4 Bedroom, 4.00 Bathroom, 1,871 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This stunning 4-bedroom, 3.5-bathroom residence offers 2,789 sqft of updated living space, thoughtfully designed for modern comfort. The open-concept layout boasts 9-foot ceilings on all levels, creating a bright and airy atmosphere.

At the front of the home, you'll find a spacious office with a large window, perfect for professionals working from home.

The gourmet kitchen is a chef's dream, featuring quartz countertops, a high-end Viking gas stove, and premium appliances. Relax in the inviting living room with a cozy fireplace, or step outside to the west-facing backyard, perfect for enjoying the evening sun while you BBQ.

Stay comfortable year-round with air conditioning, and enjoy the convenience of underground sprinklers to keep your lawn lush. The finished double detached garage provides ample space for vehicles and storage.

As a bonus, the basement is currently set up as a golf simulator, but it could easily be transformed into a home theatre or additional entertainment space. The golf simulator equipment is negotiable.

This exceptional home, updated in 2020, is move-in ready. Don't miss your chance to make it yours!



Built in 2010

## Essential Information

MLS® #	A2206604
Price	\$999,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,871
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	2411 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2C4

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

## Interior

Interior Features	Bar, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Park Real Estate Associates Inc.
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