

# \$1,649,900 - 2412 26a Street Sw, Calgary

MLS® #A2224554

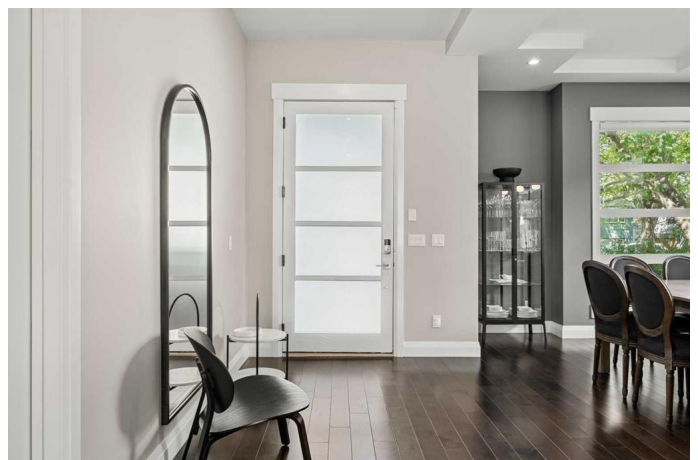
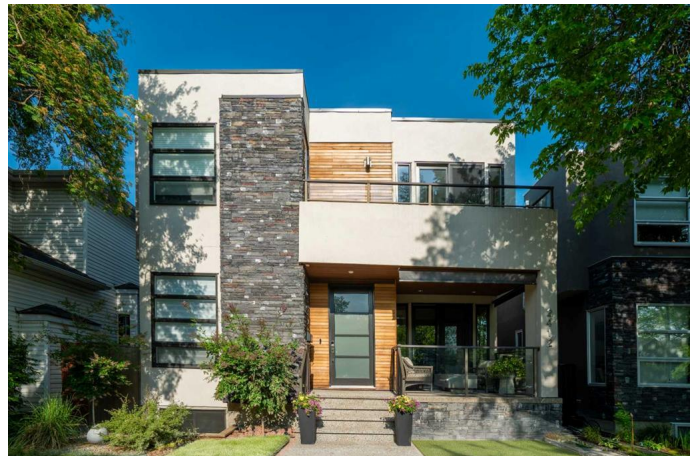
**\$1,649,900**

4 Bedroom, 4.00 Bathroom, 2,890 sqft

Residential on 0.11 Acres

Killarney/Glengarry, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY JULY 5th 1-3pm\*\*\* Situated on a beautiful, canopy-lined street in the heart of KILLARNEY, this thoughtfully designed estate home offers refined living on a rare 38' x 125' lot with a TRIPLE GARAGE and a backyard PUTTING GREEN for relaxed outdoor enjoyment. Inside, youâ€™ll find a layout that balances sophistication with everyday practicality, beginning with an ENCLOSED FRONT OFFICE that opens to a covered front deckâ€”ideal for quiet mornings or remote work. The FORMAL DINING ROOM features a striking COFFERED CEILING and direct access to the BUTLERâ€™S PANTRY, creating a seamless transition to the chef-inspired kitchen. Complete with a GAS COOKTOP, BUILT-IN WALL OVEN, and an oversized island, the kitchen flows into the LIVING ROOM where a STONE FEATURE WALL, LINEAR FIREPLACE, and CONTEMPORARY BOX-BEAM CEILING detail add warmth and dimension. Large patio sliders lead to the backyard with a FULL-WIDTH DECK framed by a glass railing. A main floor 3PC BATHROOM with a stand-up shower adds rare flexibility for multigenerational households or visiting guests. Open-riser stairs with a GLASS RAILING lead to the upper level, where a BONUS ROOM with custom millwork separates the secondary bedrooms from the PRIVATE PRIMARY SUITE. BEDROOMS 2 AND 3 each feature WALK-IN CLOSETS and



access to a SHARED BALCONY with leafy treetop views. The LAUNDRY ROOM is outfitted with CABINETRY and a UTILITY SINK for added convenience. Double French doors open to the generous primary retreat complete with a TWO-SIDED FIREPLACE, LARGE WALK-IN CLOSET, and a luxurious 5PC ENSUITE showcasing HEATED FLOORS, a JETTED TUB, DUAL VANITIES, and a fully tiled STAND-UP STEAM SHOWER. The FULLY DEVELOPED BASEMENT is warmed by HYDRONIC IN-FLOOR HEATING and offers a spacious REC ROOM with a stylish WET BAR including a dishwasher and beverage fridge. Movie nights await in the dedicated THEATRE ROOM, fully equipped with a projector, screen, built-in ceiling and wall speakers. A fourth bedroom with a WALK-IN CLOSET and a full 4PC BATH complete this level. Additional highlights include CEILING SPEAKERS, MOTORIZED BLINDS, HUNTER DOUGLAS WINDOW COVERINGS, DUAL FURNACES, and CENTRAL AIR CONDITIONING. The TRIPLE GARAGE is insulated, EV-CHARGER READY, and roughed-in for a gas heater, with convenient access to a PAVED BACK LANE. Just minutes from parks, playgrounds, schools, the Westbrook LRT, and all the shops, dining, and services of 17TH AVENUE and MARDA LOOP—this is polished inner-city living with every detail considered.

Built in 2014

### **Essential Information**

MLS® #	A2224554
Price	\$1,649,900
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,890

Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2412 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2C5

### Amenities

Parking Spaces	3
Parking	Paved, Insulated, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Stone Counters, Jetted Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom, Double Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	23
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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