

# \$1,749,900 - 2412 26a Street Sw, Calgary

MLS® #A2224554

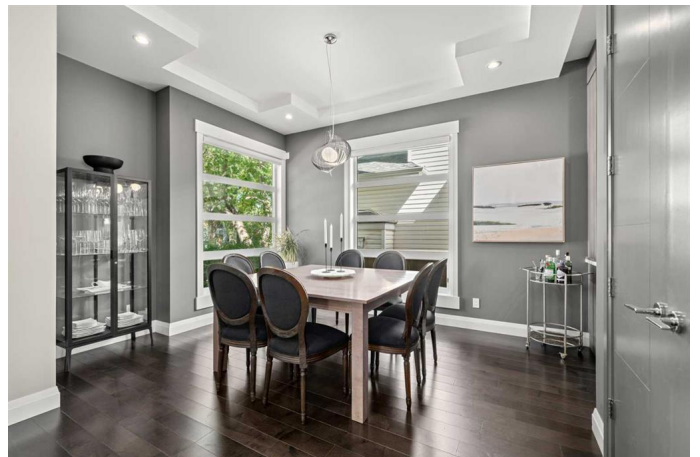
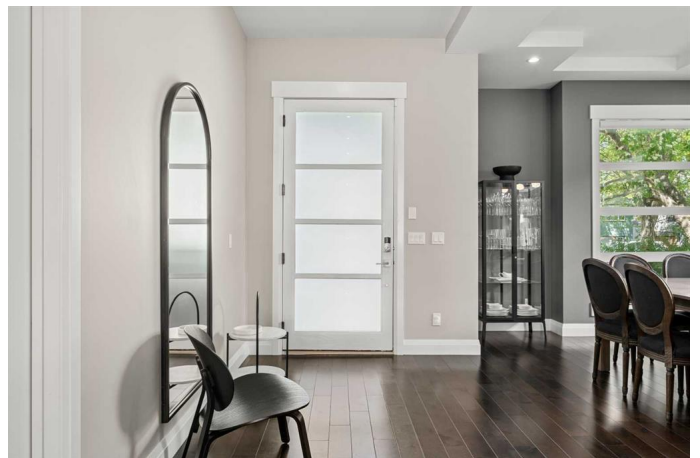
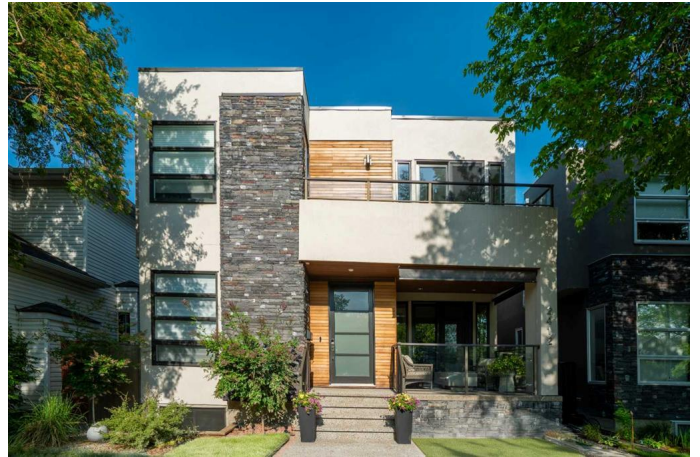
**\$1,749,900**

4 Bedroom, 4.00 Bathroom, 2,890 sqft

Residential on 0.11 Acres

Killarney/Glengarry, Calgary, Alberta

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, you'll find a layout that balances sophistication with everyday practicality, beginning with an ENCLOSED FRONT OFFICE that opens to a covered front deck—ideal for quiet mornings or remote work. The FORMAL DINING ROOM features a striking COFFERED CEILING and direct access to the BUTLER'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          | \$1,749,900 |
| 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        | Insulated, Paved, Triple Garage Detached |
| # of Garages   | 3                                        |

### Interior

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

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Private Yard                                         |
| Lot Description   | Back Lane, Back Yard, Landscaped                     |
| Roof              | Asphalt Shingle                                      |
| Construction      | Metal Siding, Stone, Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 9              |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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