

\$985,000 - 2218 26a Street Sw, Calgary

MLS® #A2226898

\$985,000

4 Bedroom, 4.00 Bathroom, 1,968 sqft
Residential on 0.07 Acres

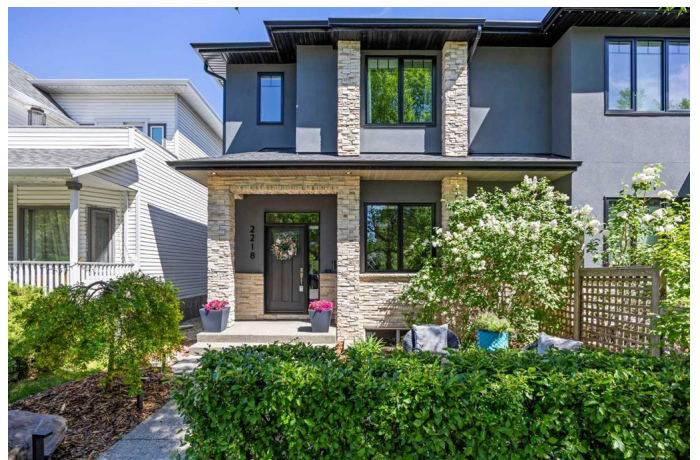
Killarney/Glengarry, Calgary, Alberta

Located on one of Killarney's most desirable tree-lined streets, this custom-built home offers incredible quality, thoughtful design, and a long list of upgrades. The main floor is bright and inviting, with a front flex room ideal for a home office, formal dining, or music room. The chef-inspired kitchen features a WOLF gas cooktop, quartz countertops, a large island, and an open layout that flows seamlessly into the spacious dining area and living room, complete with a gas fireplace, custom built-ins, and in-ceiling speakers. Upstairs you'll find three bedrooms, including a well-appointed primary retreat with a skylit spa-like ensuite with in-floor heat featuring dual vanities, an oversized tiled shower, and a deep soaker tub. A full laundry room and two additional bedrooms with a shared full bath complete the upper level.

The fully finished basement is built for entertaining, offering a fourth bedroom or fitness room, full bath, large family room with wet bar, and a 200-bottle built-in wine fridge and in-floor heating. Additional features include central air conditioning, central vacuum, water softener, and integrated speakers throughout the main floor, basement, primary suite, and backyard patio.

The low-maintenance yard is professionally landscaped and includes a concrete patio, gas BBQ hook-up, Rainbird irrigation in all garden beds, and a finished/heated double detached garage with Calcana gas heater.

This is a rare opportunity to own a high-end



home on a quiet street, just steps to parks, schools, and the LRT. A true "lock-and-leave" lifestyle with no compromises.

Built in 2011

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2226898 |
| Price | \$985,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,968 |
| Acres | 0.07 |
| Year Built | 2011 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 2218 26a Street Sw |
| Subdivision | Killarney/Glengarry |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 2C3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage Detached, Heated Garage, Paved |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wired for Sound, Skylight(s) |
|-------------------|---|

| | |
|-----------------|--|
| Appliances | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Garden, Misting System |
| Lot Description | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 12 |
| Zoning | R-CG |

Listing Details

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

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