

# \$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.

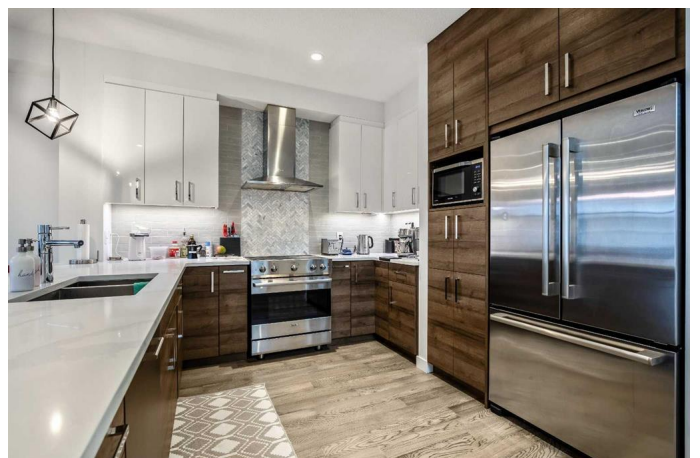
At the front of the home, you'll find a spacious office with a large window, perfect for professionals working from home.

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	2
Zoning	R-CG

### **Listing Details**

Listing Office	Park Real Estate Associates Inc.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.