

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

MLS® #A2224554

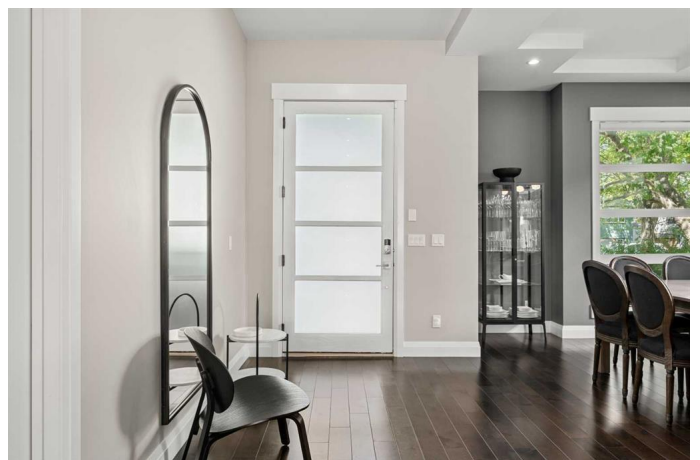
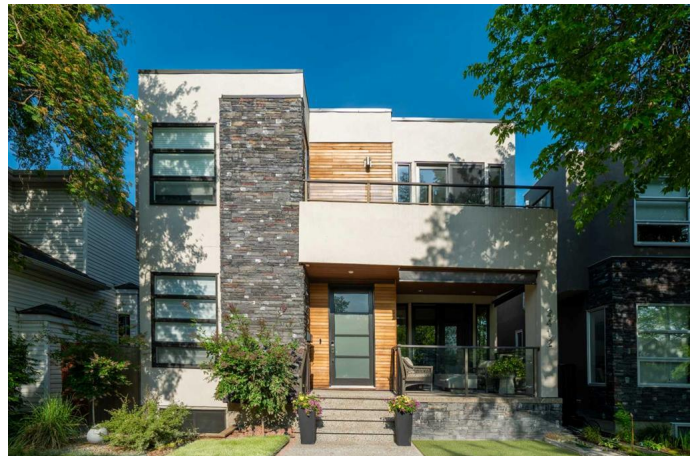
\$1,649,900

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	28
Zoning	R-CG

Listing Details

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

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.