

# \$900,000 - 2201 26a Street Sw, Calgary

MLS® #A2253718

**\$900,000**

3 Bedroom, 2.00 Bathroom, 1,028 sqft  
Residential on 0.14 Acres

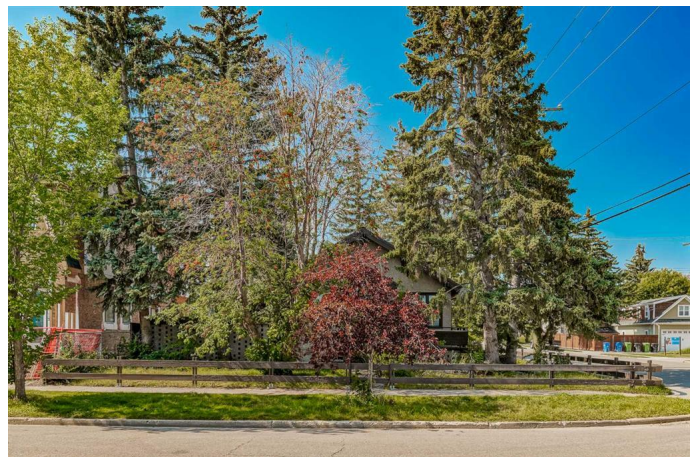
Killarney/Glengarry, Calgary, Alberta

Prime Development Opportunity in Killarney!  
Discover the perfect investment opportunity with this 3-bedroom, 2-bathroom home situated on a large 50' x 125' CORNER lot in the sought-after neighborhood of Killarney. Located on a quiet street, this spacious lot is an ideal choice for developers and investors. With R-CG zoning, this property offers a fantastic opportunity for multi-family development. Enjoy the convenience of being just minutes from downtown, with easy access to transit, schools, parks, and local amenities. Whether you're looking to build or hold, this property offers endless potential in a high-demand area. Don't miss your chance to secure a prime redevelopment site – contact us today to book a viewing!

Built in 1934

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253718    |
| Price          | \$900,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,028       |
| Acres          | 0.14        |
| Year Built     | 1934        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2201 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C2             |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 4                                                          |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Oversized |
| # of Garages   | 2                                                          |

### Interior

|                   |                                      |
|-------------------|--------------------------------------|
| Interior Features | See Remarks, Separate Entrance       |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                           |
| Cooling           | None                                 |
| Has Basement      | Yes                                  |
| Basement          | Finished, Full                       |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Garden                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Concrete, Mixed                                                  |
| Foundation        | Poured Concrete                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 47                  |
| Zoning         | R-CG                |

### Listing Details

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

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