

# \$1,099,000 - 2432 26 Street Sw, Calgary

MLS® #A2198365

**\$1,099,000**

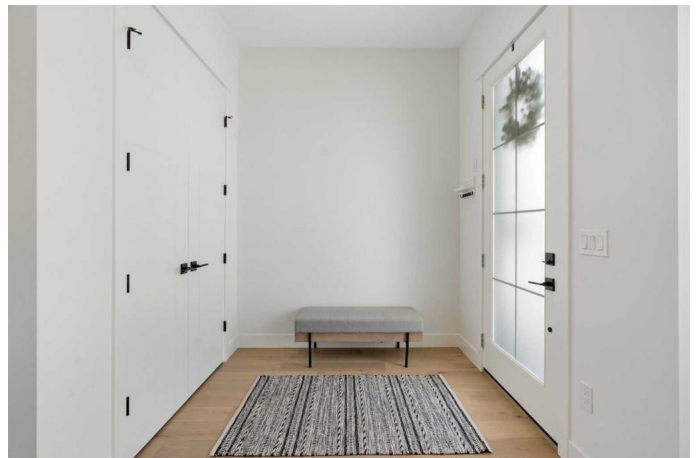
4 Bedroom, 4.00 Bathroom, 2,104 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

MOVE IN EARLY MAY! Discover the perfect blend of modern farmhouse elegance and luxury in this 4-bedroom, 2,800+ sq/ft semi-detached infill in the heart of Killarney. Nestled on a beautiful tree-lined street, just steps from parks, top-rated schools, and walkable amenities, this stunning home is designed for both comfort and style. From the moment you arrive, eye-catching curb appeal and oversized windows welcome you with an abundance of natural light, highlighting the contemporary, high-end finishes throughout.

**MAIN LEVEL** – AN ENTERTAINER’S DREAM - The gourmet central kitchen is a showstopper, featuring an oversized island with quartz countertops, a custom wood hood fan, and a gorgeous tile backsplash with built-in shelving. The open-concept layout flows seamlessly into the bright and spacious living room, where expansive sliding glass doors lead directly to the deck—perfect for effortless indoor-outdoor living. Cozy up by the gas fireplace, enhanced with full-height tile detailing and custom millwork. Tucked discreetly behind the fireplace, the spacious mudroom offers built-in cabinets, a bench, and shoe storage, with direct backyard access. The powder room, positioned for privacy, features a striking skirted quartz countertop and a stylish blonde wood vanity.

**UPPER LEVEL** – A PRIVATE RETREAT - The primary suite is pure luxury, boasting a full-height decorative wall detail, a built-in media unit with storage, a tray ceiling, and



large windows that flood the room with natural light. The walk-in closet is a dream, complete with custom built-in shelving and a mirror. The spa-like ensuite features a freestanding soaker tub, a walk-in shower with full-height tile, and sleek modern blonde wood cabinetry. Two additional spacious bedrooms with tray ceilings and well-sized closets share a beautifully designed main bathroom, complete with a shower/tub combo and full-height tile.

**LOWER LEVEL** – **ULTIMATE**

**ENTERTAINMENT SPACE** - Lower Level –

Downstairs, the large entertainment room is ready for movie nights, game days, and hosting friends & family. The built-in wet bar boasts stunning backsplash tile, quartz countertops, decorative shelving, and cabinetry. A built-in media unit makes this space perfect for cozy nights in. The fourth bedroom is ideal for teens, guests, or a home office, conveniently located next to a full bathroom. **THE LOCATION** – **UNBEATABLE CONVENIENCE** - Killarney is one of the most sought-after neighborhoods for young families, offering top-rated schools (Killarney Elementary, St. Cole Holy Name School), LRT access, and an abundance of everyday amenities within walking distance. Grocery stores, coffee shops, and parks are just minutes away, ensuring ultimate convenience. Don't miss out on this rare opportunity to own a luxurious, move-in-ready home in a prime location! Book your showing today!

Built in 2023

### **Essential Information**

MLS® #	A2198365
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,104
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	2432 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2A7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot

Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	8
Zoning	H-GO

### **Listing Details**

Listing Office	Royal LePage Benchmark
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