

\$1,049,000 - 2006 26a Street Sw, Calgary

MLS® #A2245237

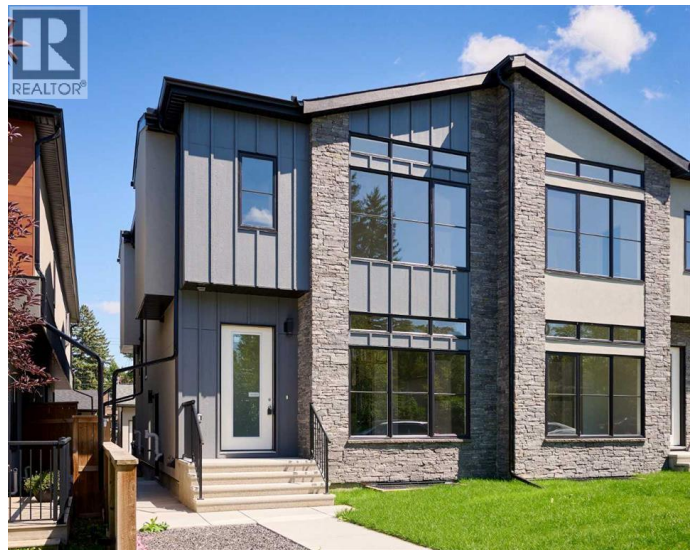
\$1,049,000

4 Bedroom, 5.00 Bathroom, 2,014 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Brand-new infill in desirable Killarney, purchase price includes GST. 2014 sq ft above grade of luxury high-end finishings throughout. From the wood, stone and stucco exterior to the vaulted ceilings and glazing. Ten foot ceilings on main, nine foot ceilings lower and upper, gourmet kitchen, high-end appliances, quartz countertops, engineered hardwood and ceramic tile floors throughout. Legal lower basement suite with full ensuite bath and 2pc powder room - perfect for your in-laws, parents, nanny suite or lower tenants. Full appliance package down and in-floor heat system. Full height cabinets off the back main floor entryway to increase all your storage. So much thought has been put into this design and floor plan for lifestyle and functionality. The double garage is complete with insulation, rough-in for EV vehicle and is drywalled. Main floor is wide open for your perfect placement of dining and living room furnishings. Three spacious bedrooms up, laundry room with sink and ceramic tile baseboards. The primary suite is breathtaking and truly a retreat. Come and see the angled vaulted ceilings and matching windows, so much natural light, dream ensuite bath with heated floors, large standup shower, soaker tub, his and her sinks, and generous walk-in closet with built-ins. The lower-level legal permitted suite is the perfect layout with a large primary bedroom, full ensuite bath with double sinks, heated floors, additional two-piece powder room, great working kitchen, and living room. Enjoy the lower suite for your



personal living or rent out for future revenue. Enjoy central air conditioning for those warmer days. This lot is 125 feet long - giving a little more space to the backyard compared to others. Fabulous deck off the back with a gas line for your BBQ. Very low maintenance front and back lawns. This is an amazing location in the city, close to absolutely everything including downtown, 17th Avenue district shops and restaurants, public transit, schools, cycling routes, and all major roadways. Nearby amenities include parks, fitness centers, grocery stores, cafes, and entertainment options, making it a perfect place for a vibrant urban lifestyle. Progressive New Home Warranty coverage included. Lower suite would be ideal for an Air B&B. (id:6289)

Built in 2025

Essential Information

Listing #	A2245237
Price	\$1,049,000
Bedrooms	4
Bathrooms	5.00
Half Baths	2
Square Footage	2,014
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2006 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2C1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Stove, Dryer, Microwave, Microwave Range Hood Combo, Hood Fan, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Stone, Stucco
Exterior Features	Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Masters



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