

\$965,000 - 3015 26 Street Sw, Calgary

MLS® #A2256656

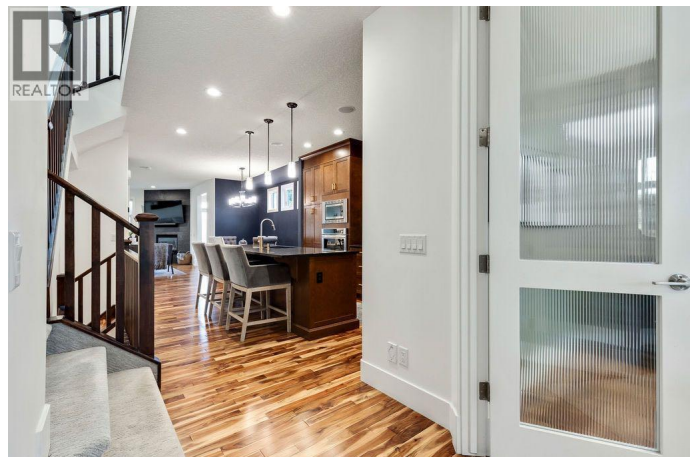
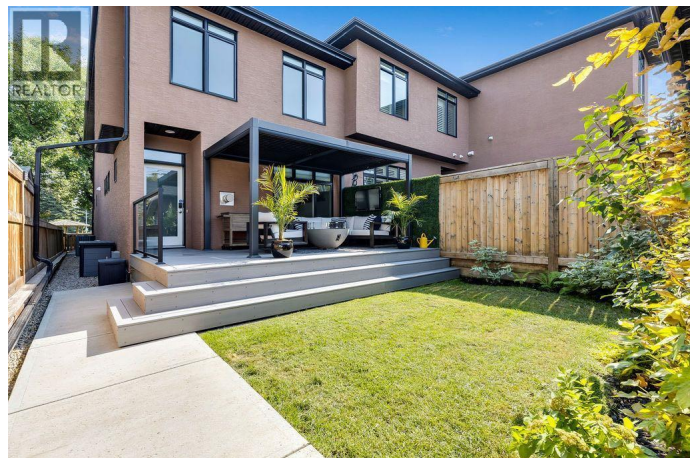
\$965,000

4 Bedroom, 4.00 Bathroom, 2,124 sqft

Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this stylish inner city home in the highly desirable community of Killarney! Offering 3,182 sqft of developed living space, this custom build spared no expense. From the lower level to the top floor, enjoy 9 ft ceilings, dual climate controls with in-floor heating, and a smart home system featuring MYQ, SENSI, and in ceiling speakers for SONOS automation on every level. Off the front entry sits a custom built office designed by the Koehn Design Team, complete with French doors for privacy and shaded by the beautiful mature oak tree out front. The modern chef's kitchen boasts custom cabinetry, quartz countertops, a large island with seating, and stainless steel appliances, opening onto a spacious dining area and a cozy living room with a gas fireplace and updated tile surround. Step outside to one of the finest outdoor living spaces you'll find. Trex decking, a sun soaked west facing backyard, and lush gardens enhanced by underground sprinklers. Featuring a gravelled dog and double garage with dual EV chargers on a paved back lane. Upstairs, you'll find 3 spacious bedrooms including a primary retreat with spa-inspired ensuite and walk-in closet, plus upper-level laundry and skylights that flood the home with natural light. The fully finished basement includes a large rec room, wet bar, full bath, and a flex/guest room currently set up as a home gym. Additional highlights include - Open to below staircase, Hot Water on Demand, Acacia Hardwood floors, new



paint and carpets (2021), Air conditioning - perfect for Calgary summers, and incredible curb appeal on a quiet tree lined street. All this just minutes from downtown, Marda Loop, schools, parks, and transit.A must-see home in one of Calgary's most sought after neighbourhoods! (id:6289)

Built in 2014

Essential Information

Listing #	A2256656
Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,124
Acres	0.07
Year Built	2014
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3015 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2B3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Oven - Built-In, Hood Fan, Washer & Dryer
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Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Fruit trees, Garden Area, Landscaped, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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