\$624,900 - 1, 1936 26 Street Sw, Calgary

MLS® #A2257426

\$624,900

3 Bedroom, 4.00 Bathroom, 1,208 sqft Single Family on 0.04 Acres

Killarney/Glengarry, Calgary, Alberta

FRONT UNIT with WEST EXPOSURE, CENTRAL AC, and a thoughtful layout designed for comfort and flexibility. NATURAL LIGHT fills the main level where a front living room overlooks the street and a GAS FIREPLACE with floor-to-ceiling tile adds a relaxing focal point. Wide-plank HARDWOOD floors extend into a central dining area with a table and chairs included. The modern kitchen is appointed with QUARTZ COUNTERTOPS, a peninsula island, GAS STOVE, FULL HEIGHT CABINETS, CORNER PANTRY, and stainless steel appliances. A tucked-away powder room completes the main floor. Upstairs, a SKYLIGHT brightens the stairwell and illuminates the upper level. The primary bedroom is spacious with a COFFERED CEILING, WALK-IN CLOSET with BUILT-IN ORGANIZERS, and a LUXURIOUS ENSUITE featuring a DUAL VANITY and STAND-UP SHOWER. A second bedroom includes its own 4PC ENSUITE with skylight, creating a DUAL PRIMARY FLOORPLAN ideal for guests, roommates, or family members. The FINISHED BASEMENT expands the living space with a rec room perfect for movie or game nights, a THIRD BEDROOM that offers flexibility for guests, a teenager's retreat, or a quiet home office, a 3PC BATH with a sleek stand-up shower for modern convenience, and a thoughtfully placed laundry area with washer/dryer included for everyday practicality. Outside, a PRIVATE FRONT COURTYARD creates ample outdoor







complemented by low-maintenance landscaping. A SINGLE GARAGE provides secure parking and storage. Situated in the established neighborhood of KILLARNEY/GLENGARRY, this home balances quiet residential streets with urban convenience. Westbrook LRT, Killarney Aquatic Centre, and numerous local parks are nearby along with schools, coffee shops, and restaurants on 17th Avenue. Quick access to downtown and major routes ensures effortless connectivity. This thoughtfully designed residence combines style, comfort, and a walkable location for a lifestyle that feels both connected and at ease. (id:6289)

space to barbeque and unwind,

Built in 2015

Essential Information

Listing # A2257426 Price \$624,900

Bedrooms 3

Bathrooms 4.00

Half Baths 1

Square Footage 1,208
Acres 0.04
Year Built 2015

Type Single Family

Sub-Type Condominium/Strata

Community Information

Address 1, 1936 26 Street Sw Subdivision Killarney/Glengarry

City Calgary
Province Alberta
Postal Code T3E1A1

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping

Features Back lane, Closet Organizers, No Animal Home, No Smoking Home,

Parking

Parking Spaces

Parking Detached Garage

1

of Garages 1

Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave,

Window Coverings, Garage door opener

Heating Natural gas Forced air Cooling Central air conditioning

Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Stone, Stucco

Exterior Features Landscaped, Lawn

Construction Wood frame

Foundation Poured Concrete

Listing Details

Listing Office eXp Realty





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Listing information last updated on November 5th, 2025 at 11:02am PST