

\$655,000 - 2638 26a Street Sw, Calgary

MLS® #A2257548

\$655,000

3 Bedroom, 2.00 Bathroom, 1,383 sqft
Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2638 26A Street SW in the heart of Killarney, nestled on one of the most beautiful, tree-lined streets in all of Calgary. This thoughtfully laid-out two-storey offers over 1,380 sq ft above grade with a fully fenced yard out back, perfect for your kids or pup. Out front, you're greeted by a shaded west-facing front porch, a perfect spot for enjoying hot coffee or tea in the mornings. Then, step into a bright living space with rich hardwood floors, large bay windows, and tons of natural light. The main floor boasts a generous dining area with a built-in hutch, a wraparound kitchen with bar seating, and a cozy family room with a slate-feature gas fireplace and vaulted ceiling that enhances the openness of the space. Upstairs, you'll find a spacious primary suite brightly lit by a sizeable bay window with a walk-in closet as well as a second bedroom and a full bath featuring a jetted soaker tub and separate shower. A bonus area offering flexible space for guests, a nursery, or a home office completes this floor. The highlights continue outside with your own private oasis accessible from the family room. Enjoy a beautifully treed east-facing backyard with low-maintenance artificial turf, a massive deck for entertaining, and a double detached garage with lane access. Whether you're dreaming of living steps from 17th Ave, downtown, Marda Loop, or Mount Royal University, or you're an investor eyeing a prime inner-city lot for redevelopment, this property delivers in one of Calgary's most



desirable neighbourhoods. Contact a real estate agent to book your tour today! (id:6289)

Built in 1991

Essential Information

Listing #	A2257548
Price	\$655,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,383
Acres	0.07
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2638 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2C7

Amenities

Amenities	Shopping
Features	Treed, Back lane, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Electric, Dishwasher, Microwave, Garage door opener, Washer/Dryer Stack-Up
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Wood

Listing Details

Listing Office MaxWell Capital Realty



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