

# \$1,225,000 - 2008 26a Street Sw, Calgary

MLS® #A2218122

**\$1,225,000**

4 Bedroom, 5.00 Bathroom, 2,008 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fabulous brand-new infill in desirable Killarney. 2008 sq ft above grade of luxury high-end finishings throughout. From the 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 or lower tenants. Full appliance package down and infloor 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 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. Roughed in for future AC if required. 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.

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218122               |
| Price          | \$1,225,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,008                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2008 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C1             |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                                   |
|--------------|-----------------------------------|
| Parking      | Double Garage Detached, Insulated |
| # of Garages | 2                                 |

## Interior

|                   |                                                                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked                                                                                                   |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                                                                                                                                                    |

## Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Stone, Stucco, Wood Frame                                                                   |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 3              |
| Zoning         | R-CG           |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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