

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

MLS® #A2256656

## \$965,000

4 Bedroom, 4.00 Bathroom, 2,134 sqft  
Residential on 0.07 Acres

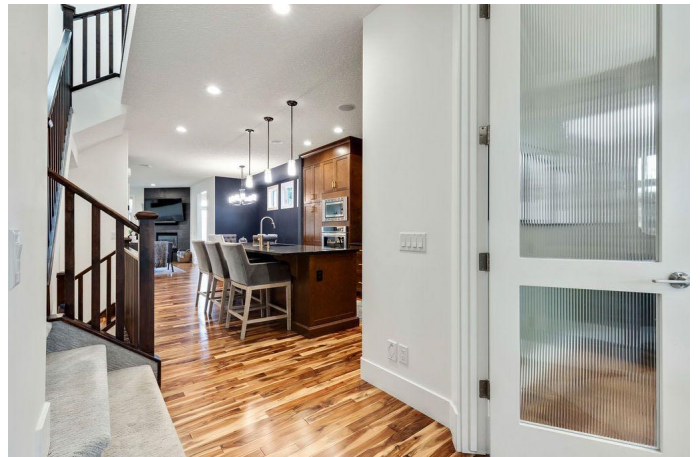
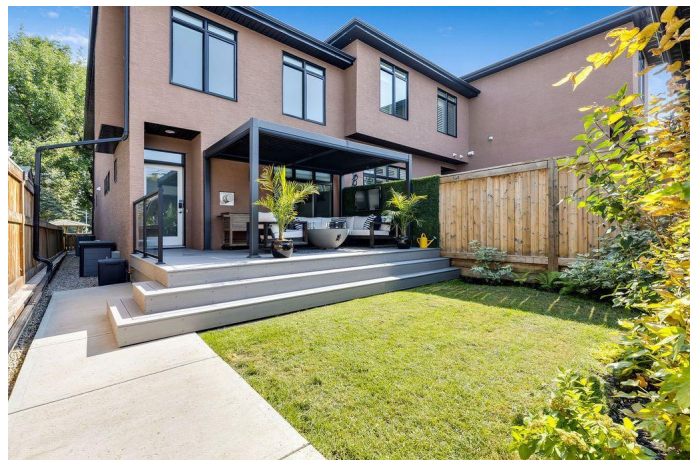
Killarney/Glengarry, Calgary, Alberta

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!

Built in 2014

### **Essential Information**

MLS® #	A2256656
Price	\$965,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,134
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

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

### **Amenities**

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Smart Home, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 12th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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