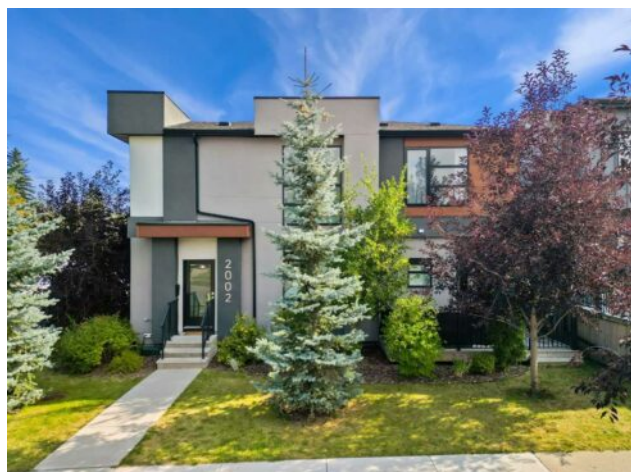


2002 26A Street SW
Calgary, Alberta

MLS # A2256848



\$699,999

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,286 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Corner Lot, Front Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Wall Mounts, curtain rods

Welcome to this stunning executive corner-unit townhome, located in the heart of desirable Killarney. With CENTRAL AIR CONDITIONING AND IN-FLOOR HEATING, you have over 1,800 sq. ft. of beautifully developed living space. This stylish residence offers an abundance of natural light from the North, South, and West, creating a bright and inviting atmosphere throughout. The main floor features an open-concept layout with high-end finishes, including a sleek quartz island and quartz countertops throughout the kitchen — perfect for entertaining or casual everyday living. The spacious living and dining areas flow seamlessly, centered around a cozy gas fireplace that adds warmth and charm year-round. Upstairs, you'll find double primary suites, each with its own walk-in closet and private ensuite. One standout suite features rich hardwood flooring, a spa-inspired ensuite with a soaker tub, an oversized glass shower, and double sinks, creating a true owner's retreat. The fully developed basement adds incredible versatility, with a third bedroom, full bathroom, and a spacious recreation/family room — ideal for guests, a home office, or movie nights. Step outside to your fenced, private yard, offering a serene outdoor space perfect for pets, kids, or summer BBQs. A single detached garage completes the package, providing both storage and convenience. Located in a walkable, well-connected neighbourhood with quick access to downtown, transit, parks, and schools, this home offers the perfect balance of luxury, location, and lifestyle.