

# \$649,900 - 2230 26a Street Sw, Calgary

MLS® #A2215793

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,148 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fall in love with this move-in ready, beautifully maintained home, ideally nestled on one of Killarney's most picturesque tree-lined streets. From the moment you arrive, the charming front porch and undeniable curb appeal set the tone for the warmth and character found inside. Step into a spacious living room featuring newer luxury vinyl plank flooring and a cozy wood-burning fireplace – the perfect space to relax or entertain. The bright, neutral-toned kitchen and dining area flow seamlessly into a private, low-maintenance backyard, complete with a sunny deck, charming patio, and lush landscaping. Upstairs, the generous primary bedroom offers two closets, access to a 4-piece bathroom, and a private balcony overlooking the backyard. The second bedroom provides flexible space for guests, family, or a home office. The fully finished basement adds valuable living space with fresh paint, new carpeting, a cozy rec room ideal for lounging or movie nights (or a potential third bedroom), and an updated bathroom. Notable upgrades over the years include a high-efficiency furnace, central A/C, roof, windows, doors, kitchen improvements, and exterior paint. Additional features include an irrigation system and an oversized, insulated, and drywalled double detached garage with a covered patio – a great spot to enjoy warm afternoons. The garage is conveniently accessed via a paved back lane. Combining charm, comfort, and an unbeatable



location, this home is a perfect fit for a small family or professional couple looking to enjoy the best of Killarney living.

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215793    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,148       |
| Acres          | 0.07        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2230 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |

|                 |                           |
|-----------------|---------------------------|
| Cooling         | Central Air               |
| Fireplace       | Yes                       |
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Private Yard            |
| Lot Description   | Back Lane, Back Yard    |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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