

# \$1,125,000 - 3017 26 Street Sw, Calgary

MLS® #A2221332

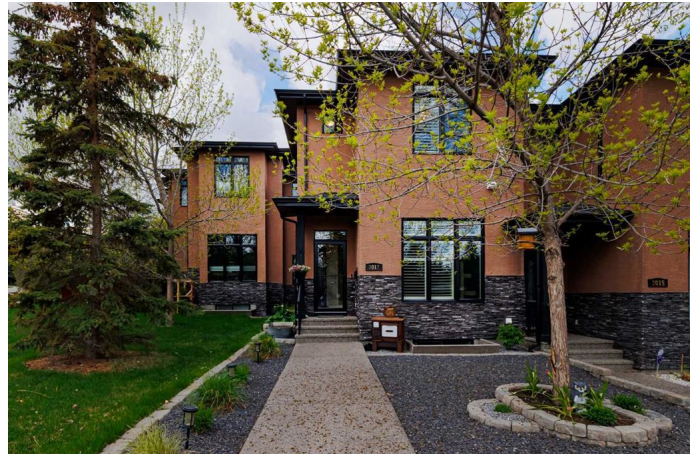
**\$1,125,000**

4 Bedroom, 4.00 Bathroom, 2,145 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this beautifully crafted home nestled in the desirable inner-city community of Killarney—a rare offering that blends stunning design, thoughtful updates, and luxurious comfort across every level. Well maintained and meticulously upgraded, this bright, open-concept layout is anchored by 10-foot ceilings, rich hardwood flooring, and elegant shutters creating a cohesive and upscale atmosphere throughout the main level. The front office space, perfectly located just off the entrance, offers an ideal work-from-home retreat with natural light and privacy. The heart of the home is the chef-inspired kitchen, featuring ceiling-height cabinetry, stainless steel appliances, a gas range stove, and a newly finished oversized island with breakfast bar seating, this space is ideal for entertaining or everyday family life. A nearby built-in hutch with drink fridge adds convenience and style to the adjacent nook, perfect for casual dining or a morning coffee ritual. The living room invites cozy evenings with its corner fireplace clad in stone, and large windows flood the space with natural light. Step directly onto the backyard patio—a private outdoor escape complete with garden beds, custom built deck and a detached heated garage with epoxy flooring. Upstairs, the primary suite is a serene retreat with in-floor heating, a generous walk-in closet, and a spa-like 5-piece ensuite featuring a dual vanity, large soaker tub, and standalone shower. Two additional bedrooms share a



spacious 4-piece bathroom, while the convenient upper-level laundry room adds practicality for busy households. Downstairs, the fully finished basement offers incredible flexibility and comfort. In-floor heating ensures warmth year-round, while a large recreation space with a wet bar is perfect for hosting friends or relaxing with family. A massive bedroom can easily function as a theatre room, gym, or secondary family room, giving you the space to make it your own. A 4pc bathroom and ample storage space complete this lower level. Additional features include central air conditioning, central vacuum system, hot water on demand, water softener, Kinetico reverse osmosis system, in house speakers (on all three levels) with blue tooth control system and a laser light system installed in the basement to reduce dust and improve air quality. This property truly offers the best of inner-city living—modern luxury, functional upgrades, and timeless design—all set in a vibrant, sought-after neighbourhood. With close proximity to schools, parks, shopping, transit, and downtown, this Killarney gem is perfect for families, professionals, and anyone who appreciates quality craftsmanship in a central location. Pride of ownership is seen throughout!

Built in 2013

### **Essential Information**

MLS® #	A2221332
Price	\$1,125,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,145
Acres	0.07
Year Built	2013

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3017 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2B3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	1
Zoning	DC

## **Listing Details**

Listing Office	RE/MAX First
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