

# \$1,175,000 - 2008 26a Street Sw, Calgary

MLS® #A2218122

**\$1,175,000**

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	\$1,175,000
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	70
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.