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

MLS® #A2256656

# \$965,000

4 Bedroom, 4.00 Bathroom, 2,124 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.

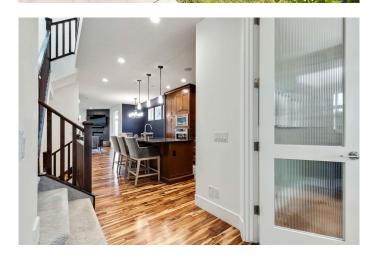
Off the front entry sits a custom built office designed by the Koehn Design Team, complete with French doors for privacy and shaded by the beautiful mature oak tree out front. The modern chef's kitchen boasts custom cabinetry, quartz countertops, a large island with seating, and stainless steel appliances, 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'II 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'II 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 2,124 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 52 Zoning DC

## **Listing Details**

Listing Office CIR Realty

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