

**3011 26A Street SW
Calgary, Alberta**

MLS # A2258378



\$910,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,861 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None.		

Located on a quiet tree-lined street in the established community of Killarney, this 3+1 bedroom home offers over 2700 sq ft of developed living space. The open main level presents hardwood floors & high ceilings, showcasing the living room anchored by a feature fireplace & built-ins that transitions into the kitchen that's tastefully finished with quartz counter tops, large island/eating bar, subway tile backsplash, plenty of storage space (including pantry) & stainless steel appliances. The dining area has ample space to host friends & family. A mudroom & 2 piece powder room complete the main level. The second level is brightened by a skylight & hosts 3 bedrooms, a 4 piece bath & laundry. The spacious primary bedroom boasts a walk-in closet & private 4 piece ensuite with dual sinks & oversized shower. Basement development includes a family/media room, wet bar, fourth bedroom & 4 piece bath. Other notable features include central air conditioning, new 75 gallon hot water heater, air purifier, humidifier & water filtration system. Outside, enjoy the nicely landscaped front gardens & sunny west back yard with large deck & access to the double detached garage. The location is incredibly convenient, close to Shaganappi Point Golf Course, Killarney Recreation Centre, schools, shopping, public transit & easy access to 26th Avenue & Crowchild Trail.