

3680 26 Avenue SW  
Calgary, Alberta

MLS # A2275499

**\$759,900**



<b>Division:</b>	Killarney/Glengarry	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	2 Storey, Attached-Side by Side	
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b> 2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated	
<b>Lot Size:</b>	0.06 Acre	
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Level, Low	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Custom built attached two storey 4 Bedroom, 3.5 baths in popular inner city Killarney. Double garage plus a gravel parking pad large enough for a 45 ft RV. Main floor engineered hardwood flooring, 10 foot ceilings with speakers and numerous recessed lighting, modern kitchen cabinetry - floor to ceiling, quartz counters including an expansive island with waterfall feature and breakfast bar, complete Bosch stainless appliances, Gas cooktop, Range Hood, SxS Fridge, built-in Microwave and wall oven, Island Dishwasher. Linear gas fireplace in living room surrounded by cabinetry, large rear mudroom and powder room. 3 spacious bedrooms upstairs, large common 4 pce bath, 3 skylights, large master bedroom with 5 pce Ensuite and walk-in closet, deep soaker tub and large glass shower, large laundry room with floor to ceiling cabinets, front load washer/Dryer and a laundry sink. The basement offers a large open media space with expansive and open wet bar, 3 pce bath with large glass shower, 1 additional bedroom and a den. Outdoors space is fully landscaped, fenced and double detached garage. An additional gravel parking space on south side of fence (approx 13 ft wide and 45 ft long)