

3001 26A Street SW
Calgary, Alberta

MLS # A2277071



\$785,000

Division: Killarney/Glengarry

Type: Residential/Four Plex

Style: 2 Storey

Size: 1,506 sq.ft. **Age:** 2021 (5 yrs old)

Beds: 4 **Baths:** 3 full / 1 half

Garage: Single Garage Detached

Lot Size: -

Lot Feat: Back Lane, Low Maintenance Landscape

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 230

Basement: Full

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Blinds

OPEN HOUSE SATURDAY, JANUARY 10TH FROM 1-4 PM. An absolutely pristine 3+1 bedroom corner unit townhome in the established community of Killarney offering over 1500 sq ft of developed living space. The bright & airy main level presents wide-plank hardwood floors & plenty of natural light, showcasing the living room anchored by a floor to ceiling fireplace, spacious dining area & kitchen that's tastefully finished with quartz counter tops, Subway tile backsplash, crisp white cabinetry, island/eating bar & stainless steel appliances. A 2 piece powder room & mudroom with separate entrance complete the main level. The second level hosts 3 good-sized bedrooms, a 4 piece bath & convenient laundry facilities. The spacious primary retreat boasts a walk-in closet & private 4 piece ensuite with dual sinks & oversized shower. Basement development includes a family/media room with wet bar & perfect for game or movie night. A fourth bedroom & 4 piece bath are the finishing touches to the basement. Other notable features include central air conditioning, built-in speakers throughout, front gated patio & a single detached garage. This upscale townhome is conveniently located across from Killarney/Glengarry Community Centre & close to schools, shopping, public transit, Shaganappi Point Golf Course. There's also effortless access to Richmond Road & Crowchild Trail.