

# \$985,000 - 2218 26a Street Sw, Calgary

MLS® #A2226898

**\$985,000**

4 Bedroom, 4.00 Bathroom, 1,968 sqft

Residential on 0.07 Acres

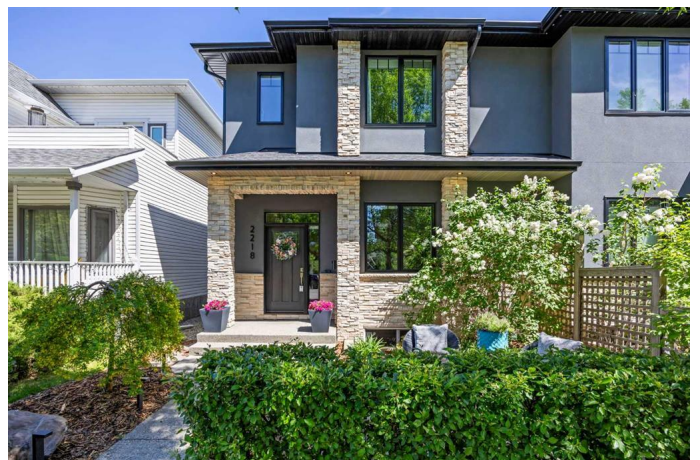
Killarney/Glengarry, Calgary, Alberta

Located on one of Killarney's most desirable tree-lined streets, this custom-built home offers incredible quality, thoughtful design, and a long list of upgrades. The main floor is bright and inviting, with a front flex room ideal for a home office, formal dining, or music room. The chef-inspired kitchen features a WOLF gas cooktop, quartz countertops, a large island, and an open layout that flows seamlessly into the spacious dining area and living room, complete with a gas fireplace, custom built-ins, and in-ceiling speakers. Upstairs you'll find three bedrooms, including a well-appointed primary retreat with a skylit spa-like ensuite with in-floor heat featuring dual vanities, an oversized tiled shower, and a deep soaker tub. A full laundry room and two additional bedrooms with a shared full bath complete the upper level.

The fully finished basement is built for entertaining, offering a fourth bedroom or fitness room, full bath, large family room with wet bar, and a 200-bottle built-in wine fridge and in-floor heating. Additional features include central air conditioning, central vacuum, water softener, and integrated speakers throughout the main floor, basement, primary suite, and backyard patio.

The low-maintenance yard is professionally landscaped and includes a concrete patio, gas BBQ hook-up, Rainbird irrigation in all garden beds, and a finished/heated double detached garage with Calcana gas heater.

This is a rare opportunity to own a high-end



home on a quiet street, just steps to parks, schools, and the LRT. A true "lock-and-leave" lifestyle with no compromises.

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2226898               |
| Price          | \$985,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,968                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2218 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C3             |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Paved |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Bookcases, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Wired for Sound, Skylight(s) |
|-------------------|---|

|                 |  |
|-----------------|--|
| Appliances      | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating         | In Floor, Forced Air, Natural Gas  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas, Living Room   |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Garden, Misting System                             |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 12             |
| Zoning         | R-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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