

# \$655,000 - 2638 26a Street Sw, Calgary

MLS® #A2257548

**\$655,000**

3 Bedroom, 2.00 Bathroom, 1,383 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2638 26A Street SW in the heart of Killarney, nestled on one of the most beautiful, tree-lined streets in all of Calgary. This thoughtfully laid-out two-storey offers over 1,380 sq ft above grade with a fully fenced yard out back, perfect for your kids or pup. Out front, you're greeted by a shaded west-facing front porch, a perfect spot for enjoying hot coffee or tea in the mornings. Then, step into a bright living space with rich hardwood floors, large bay windows, and tons of natural light. The main floor boasts a generous dining area with a built-in hutch, a wraparound kitchen with bar seating, and a cozy family room with a slate-feature gas fireplace and vaulted ceiling that enhances the openness of the space. Upstairs, you'll find a spacious primary suite brightly lit by a sizeable bay window with a walk-in closet as well as a second bedroom and a full bath featuring a jetted soaker tub and separate shower. A bonus area offering flexible space for guests, a nursery, or a home office completes this floor. The highlights continue outside with your own private oasis accessible from the family room. Enjoy a beautifully treed east-facing backyard with low-maintenance artificial turf, a massive deck for entertaining, and a double detached garage with lane access. Whether you're dreaming of living steps from 17th Ave, downtown, Marda Loop, or Mount Royal University, or you're an investor eyeing a prime inner-city lot for redevelopment, this property delivers in one of Calgary's most



desirable neighbourhoods. Contact a real estate agent to book your tour today!

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257548    |
| Price          | \$655,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,383       |
| Acres          | 0.07        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2638 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Dog Run                                              |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco, Wood Frame                                   |
| Foundation        | Wood                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 48                   |
| Zoning         | H-GO                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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