



## 2212 26A Street Calgary Alberta

\$678,910

**\*\*OPEN HOUSE SAT-SUN Oct 5th-6th 1-4pm\*\*** Discover a true gem in this character-filled, classy home located in a prime area! This property offers endless possibilities—enjoy the entire house for your family, live upstairs and rent out the lower level, lease both units, or even redevelop the expansive lot (37.5x125). As you enter, you're welcomed by a spacious, bright living room with west-facing bay windows. The generous dining area flows seamlessly into a stylish mid-century modern kitchen. Down the hall, the primary bedroom boasts a large window with views of the beautifully landscaped backyard. The modern, renovated four-piece bathroom features elegant tiled flooring, a chic vanity, and a fully tiled tub/shower. Beautiful bamboo hardwood floors enhance much of the main level. The second bedroom is sizable and could easily serve as the primary suite. The lower level, accessible through a separate entrance, includes an illegal suite that offers a massive living room, full kitchen, two bedrooms, and a large bathroom with both a tub and a shower. Abundant windows ensure the suite is bright and inviting, and it also has its own furnace and washer/dryer. Step outside to your backyard oasis, fully landscaped with two decks—one conveniently off the back door and the other at grade, perfect for outdoor dining and entertaining. The spacious detached garage (23.5x19.5) provides ample parking, and there's even RV parking available along with a concrete alleyway for added convenience. Need storage? This home has you covered with a large shed and plenty of storage options throughout. Recent updates include newer flooring, lighting, and windows. Located just two blocks from 17th Ave and bus stops, four blocks from the LRT, you'll also enjoy easy access to Killarney Aquatic Centre and nearby parks. If you have a pup, off leash area around the corner at the park. Don't forget ...

Kitchen 7.08 Ft x 10.83 Ft

Dining room 8.17 Ft x 7.00 Ft

Family room 14.58 Ft x 17.75 Ft

Bedroom 11.67 Ft x 12.67 Ft

4pc Bathroom 11.58 Ft x 7.25 Ft

Bedroom 11.58 Ft x 12.75 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Bedroom 11.17 Ft x 11.17 Ft

Living room 12.17 Ft x 17.25 Ft

Dining room 8.75 Ft x 12.25 Ft

Kitchen 8.92 Ft x 11.92 Ft

Laundry room 9.00 Ft x 5.58 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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Other 17.25 Ft x 3.58 Ft

Other 3.25 Ft x 4.67 Ft

Primary Bedroom 12.25 Ft x 10.33 Ft