



# 2013 26 Street Calgary Alberta

\$674,900

This is it, check this one! This charming 2.5-story residence is ideally situated facing a picturesque green space, right next to the beloved Community Centre. Nestled on a spacious 37.5 x 125 ft lot, it boasts a private west-facing backyard, perfect for enjoying those sunny afternoons. Also for Investors it could be an incredible lot to build on! Step inside to discover a bright and airy main floor with soaring 9 ft ceilings, an inviting open-concept living and dining area featuring an antique surround modern gas fireplace that adds warmth and character. The heart of this home is the beautifully renovated kitchen, complete with an abundance of cupboard space, a stylish eating bar, a gas stove equipped with a hood fan, and plenty of storage space. The barrel-vaulted ceiling and the pass-through door to the living/dining area create a seamless flow for entertaining. The back porch leads to a spacious sundeck, ideal for summer barbecues and relaxing in your private oasis. Upstairs, you'll find a generous primary bedroom that includes a large closet with built-in organizers and a sun-drenched sundeck offering serene views of the park and distant city skyline. The beautifully updated bathroom is a true retreat, featuring an exposed brick chimney, a classic clawfoot tub, and a separate shower stall. A second bedroom, along with a finished lofted area on the third level--accessible via folding stairs--provides versatile space for guests, a home office, or a cozy reading nook. This stunning residence is perfect for moving in and enjoying right away, or take advantage of the prime location and lot for future development. With easy access to all the shops and restaurants on 17th Avenue SW, the Killarney Pool walking distance away. With the public transit and the LRT station just a short walk away, your daily commute will be a breeze. Many updates over the years including ...

Primary Bedroom 18.75 Ft x 12.58 Ft  
 Bedroom 12.25 Ft x 8.25 Ft  
 4pc Bathroom 12.67 Ft x 6.00 Ft  
 Loft 16.92 Ft x 12.42 Ft  
 Living room 12.50 Ft x 10.42 Ft

Dining room 12.50 Ft x 10.42 Ft  
 Kitchen 21.25 Ft x 8.42 Ft  
 Foyer 4.00 Ft x 3.50 Ft  
 Other 4.25 Ft x 3.83 Ft  
 Other 7.58 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

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