



2638 26A Street Calgary Alberta

\$724,800

Incredible Opportunity in the Heart of Killarney! Investor Alert or Perfect Inner-City Retreat! Welcome to 2638 26A Street SW, nestled on one of the most beautiful, tree-lined streets in all of Calgary. 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. This charming two-storey infill offers over 1,380 sq ft above grade, with a thoughtful layout and timeless curb appeal. Step onto the private west-facing front porch, a cozy spot for morning coffee or summer evenings, and 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 hutch niche, a wraparound kitchen with bar seating, and a cozy family room with a slate-feature gas fireplace and vaulted ceiling. The seamless flow leads out to your own private oasis: a beautifully treed east-facing backyard with low-maintenance artificial turf, a massive deck for entertaining, and a double detached garage with lane access. Upstairs, you'll find a spacious primary suite with bay window seating, walk-in closet, and a stylish ensuite featuring a jetted tub and separate shower. A second bedroom, full bath, and bonus area offer flexible space for guests, a nursery, or a home office. Whether you're looking to move right in, renovate and add value, or redevelop on this exceptional lot in one of Calgary's most desirable neighbourhoods, this is an opportunity you don't want to miss. Act fast--properties like this on streets like this don't come along often. (id:6769)

2pc Bathroom 5.08 Ft x 5.17 Ft

Living room 16.08 Ft x 15.92 Ft

Kitchen 13.00 Ft x 11.17 Ft

Dining room 14.67 Ft x 8.25 Ft

Living room 12.67 Ft x 15.00 Ft

Bedroom 13.50 Ft x 7.33 Ft

Bedroom 9.33 Ft x 5.17 Ft

4pc Bathroom 11.33 Ft x 9.83 Ft

Primary Bedroom 12.75 Ft x 15.92 Ft

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty

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