



## 1930 26A Street Calgary Alberta

\$569,900

Welcome to this beautiful 3-storey AIR BNB FRIENDLY townhouse in the heart of Killarney, offering 2 spacious bedrooms and 2.5 bathrooms. This prime location is just a short distance from downtown Calgary and Westbrook Mall, making this home ideal for an Investment or Rental property! As you enter the lower level, you'll find a versatile space that can be used as a home office or gym area, leading to a single attached garage for added convenience and storage. On the main level, you are greeted by an open-concept floor plan that seamlessly combines the living room, dining area, and kitchen. The dining room is illuminated by natural light streaming through large windows and offers access to a private balcony, perfect for enjoying the outdoors. The kitchen is designed for both style and functionality, with elegant quartz countertops, durable vinyl flooring, and a full suite of stainless steel appliances, including a refrigerator, microwave, dishwasher, and electric stove. The kitchen is further enhanced by a spacious island and a pantry, providing ample storage and prep space. The large living room features an inviting electric fireplace and multiple windows, filling the space with light and creating a warm, welcoming atmosphere. Upstairs, you'll find two generously sized bedrooms. The first bedroom includes a 4-piece ensuite, while the primary bedroom features a 3-piece ensuite and two large windows that help the room feel even more open and airy. Conveniently located on this level is a stacked washer and dryer, offering ease and efficiency when doing laundry. Killarney is a vibrant community, offering an ideal mix of suburban tranquility and urban convenience. With walking distance to downtown Calgary, commuting is simple and easy. The community also includes the Killarney Aquatic and Recreation Centre, along with nearby shopping, restaurants, and parks, making it a perfe...

Office 11.10 M x 13.30 M

Furnace 4.60 M x 10.80 M

2pc Bathroom 2.10 M x 7.00 M

Dining room 14.70 M x 10.10 M

Kitchen 10.90 M x 11.50 M

Living room 14.70 M x 11.90 M

3pc Bathroom 7.70 M x 4.11 M

4pc Bathroom 4.11 M x 9.40 M

Bedroom 12.50 M x 11.70 M

Primary Bedroom 14.11 M x 13.30 M

Listing Presented By:



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eXp Realty

<http://www.reevesrealty.ca/>

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