

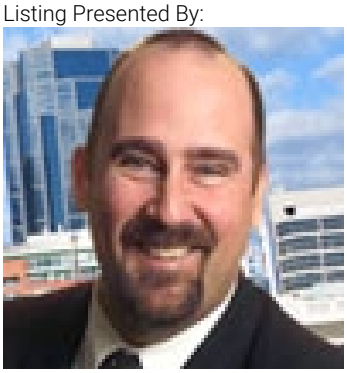
2003 26A Street Calgary Alberta

$629,900

Fantastic location in the heart of Killarney on one of the area's best streets, surrounded by mature trees + many beautiful newer homes. Situated on a 32 x 125 ft. lot with sunny west backyard exposure, this property offers excellent potential for new development, a holding or rental property, or an opportunity for first-time buyers. The existing 1911 brick bungalow features 2 bedrooms, 1 bathroom + 9-foot ceilings, along with original woodwork, an electric fireplace + a beautifully updated main bathroom. The formal dining room retains its original character with a built-in wood hutch, window seating + heritage leaded windows. A spacious unfinished basement provides additional storage + future development potential. The property also offers a west-facing backyard with a large deck, patio, + a double detached garage. Recent updates include a roof and hot water tank, both approximately 5 years old. This exceptional location is close to 17th Avenue's shops and restaurants, schools, parks, transit + a fenced off-leash park just one block away. Downtown Calgary is only minutes from the property. With its outstanding lot, west exposure, mature streetscape and desirable inner-city location, this is an excellent opportunity to build, hold, rent or make the existing home your own. (id:6769)

Laundry room 10.25 Ft x 13.08 Ft
Storage 10.33 Ft x 12.58 Ft
Furnace 5.75 Ft x 7.00 Ft
3pc Bathroom 6.00 Ft x 6.00 Ft
Bedroom 9.25 Ft x 10.58 Ft
Bonus Room 10.17 Ft x 6.42 Ft
Dining room 13.42 Ft x 12.08 Ft
Kitchen 11.67 Ft x 12.33 Ft
Living room 11.67 Ft x 12.17 Ft
Primary Bedroom 9.25 Ft x 11.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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