



## 2010 26A Street Calgary Alberta

\$1,159,000

You'll love this stunning SEMI-DETACHED INFILL, just 2 blocks from the Killarney Aquatic & Recreation Centre! This home boasts over 2,830 sq ft of developed living space, featuring 4 beds, 3.5 baths, and a fully finished basement w/ a stylish wet bar. It showcases engineered hardwood floors across all three levels and includes a double detached garage--perfect for modern family living! Killarney is one of Calgary's most desirable inner-city neighbourhoods, blending urban convenience w/ suburban charm. The streets are lined w/ mature trees, and the area offers a mix of contemporary infills and original homes, with an active community association providing access to a garden, classes, and activities for both adults and kids. Within a 5-block radius, you'll find fields, playgrounds, an off-leash dog park, Alexander Ferguson School, Sauce Italian Market, and the Westbrook LRT, making it an ideal spot for families and professionals alike. The spacious front foyer welcomes you w/ a built-in cabinet leading into the open living space. The timeless kitchen catches the eye w/ its herringbone tile backsplash, quartz island w/ a brushed gold faucet, and built-in wine rack - an ideal entertainment spot. Storage is abundant thanks to ceiling-height custom cabinetry, and the kitchen is equipped w/ stainless steel appliances, including a slide-in gas range--perfect for any cooking enthusiast. The formal dining room is bright and welcoming, featuring a designer chandelier and a feature wall. The large family room offers a cozy spot to relax, w/ a gas fireplace framed by a tile surround. The sliding glass patio door opens to the composite deck in the backyard, creating a seamless indoor-outdoor living experience. A rear mudroom w/ designer tile floors provides additional access to the backyard and garage. Upstairs, the naturally lit staircase leads to 3 large beds, 2 full baths, an...

Bedroom 12.58 Ft x 10.50 Ft

Recreational, Games room 18.92 Ft x 12.83 Ft

Other 9.75 Ft x 8.92 Ft

4pc Bathroom 4.92 Ft x 9.75 Ft

Furnace 8.58 Ft x 7.92 Ft

Living room 14.00 Ft x 13.75 Ft

2pc Bathroom 5.83 Ft x 4.92 Ft

Primary Bedroom 13.25 Ft x 12.67 Ft

Other 9.08 Ft x 7.50 Ft

Bedroom 10.25 Ft x 9.92 Ft

Bedroom 11.75 Ft x 9.75 Ft

Laundry room 9.08 Ft x 5.50 Ft

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Listing Presented By:



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|-------------|---------------------|--------------|--------------------|
| Kitchen     | 20.00 Ft x 9.50 Ft  | 4pc Bathroom | 9.00 Ft x 4.83 Ft  |
| Dining room | 13.08 Ft x 11.92 Ft | 5pc Bathroom | 17.75 Ft x 8.33 Ft |
| Other       | 9.83 Ft x 5.83 Ft   |              |                    |