

# \$649,900 - 2230 26a Street Sw, Calgary

MLS® #A2215793

**\$649,900**

3 Bedroom, 3.00 Bathroom, 1,148 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fall in love with this move-in ready, beautifully maintained home, ideally nestled on one of Killarney's most picturesque tree-lined streets. From the moment you arrive, the charming front porch and undeniable curb appeal set the tone for the warmth and character found inside. Step into a spacious living room featuring newer luxury vinyl plank flooring and a cozy wood-burning fireplace – the perfect space to relax or entertain. The bright, neutral-toned kitchen and dining area flow seamlessly into a private, low-maintenance backyard, complete with a sunny deck, charming patio, and lush landscaping. Upstairs, the generous primary bedroom offers two closets, access to a 4-piece bathroom, and a private balcony overlooking the backyard. The second bedroom provides flexible space for guests, family, or a home office. The fully finished basement adds valuable living space with fresh paint, new carpeting, a cozy rec room ideal for lounging or movie nights (or a potential third bedroom), and an updated bathroom. Notable upgrades over the years include a high-efficiency furnace, central A/C, roof, windows, doors, kitchen improvements, and exterior paint. Additional features include an irrigation system and an oversized, insulated, and drywalled double detached garage with a covered patio – a great spot to enjoy warm afternoons. The garage is conveniently accessed via a paved back lane. Combining charm, comfort, and an unbeatable



location, this home is a perfect fit for a small family or professional couple looking to enjoy the best of Killarney living.

Built in 1978

### Essential Information

MLS® #	A2215793
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,148
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2230 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2C3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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