

# \$1,025,000 - 2416b 26a Street Sw, Calgary

MLS® #A2199775

**\$1,025,000**

4 Bedroom, 4.00 Bathroom, 2,029 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome home to this stunning Treehouse Developments built infill, perfectly situated on one of Killarney's most beautiful streets! This exceptional semi-detached home offers a rare concrete party wall, ensuring superior privacy and soundproofing. Meticulously maintained and thoughtfully updated, the home features new carpets, lighting, fresh paint, and stylish wallpaper. Large windows, south-facing transom windows, and a skylight in the ensuite flood the space with natural light, creating a bright and inviting atmosphere. The main floor boasts an open-concept layout, ideal for entertaining. The kitchen flows seamlessly into the living room, complete with a cozy gas fireplace, and the dining area. Thoughtful storage solutions include a full closet at the front entrance, a mudroom at the back, a walk-in pantry, a beverage fridge station, and built-in shelving around the fireplace. A private office with elegant French doors completes the main level. Upstairs, the serene primary suite features a spacious walk-in closet and a luxurious spa-like ensuite with in-floor heating, a double vanity, a soaker tub with a hand shower. The ensuite also boasts a true spa experience with a steam shower that includes a regular shower, steam function, hand-held showerhead, and body jets. Two additional bedrooms, a full bathroom, and a laundry room with a sink provide both comfort and convenience. The fully developed basement offers a versatile recreation room with cork flooring, perfect for a playroom,



home gym, or media space. A fourth bedroom with its own ensuite and walk-in closet and built-in murphy bed adds to the home's appeal. Loaded with extras, this home includes full in-slab heating system, a water softener, Vacuflo system, and air conditioning for warm summer nights. Step outside to a beautifully landscaped backyard featuring a large, maintenance-free deck and a patio with a fire table—ideal for relaxing or entertaining. Located just minutes from downtown with excellent transit access, this home is also close to Marda Loop's vibrant restaurants, boutique shops, top-rated schools, and playgrounds. Move-in ready and waiting for you to enjoy!

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2199775               |
| Price          | \$1,025,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,029                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2416b 26a Street Sw |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |

Postal Code T3E 2C5

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Skylight(s), Steam Room, Wired for Data  
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Bar Fridge  
Heating Central, Radiant  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line, Fire Pit  
Lot Description Back Lane, Back Yard, City Lot  
Roof Asphalt Shingle  
Construction Cedar, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed March 5th, 2025  
Days on Market 7  
Zoning R-CG

### Listing Details

Listing Office MaxWell Capital Realty

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