

\$475,000 - 2606 26 Street Sw, Calgary

MLS® #A2249858

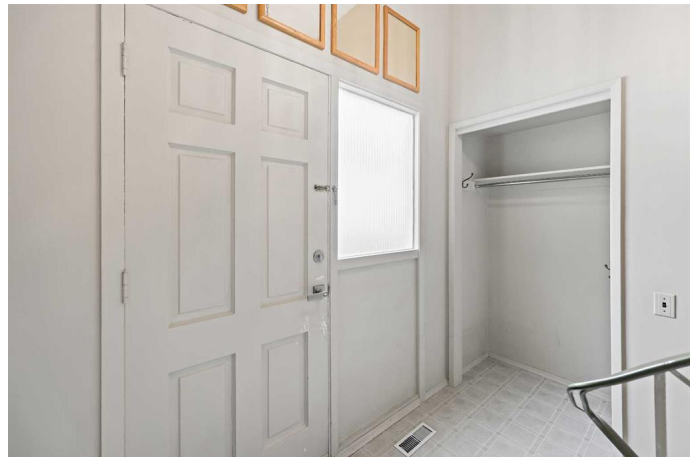
\$475,000

4 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Semi-detached Keith Built bi-level with 961 sqft above grade and 1922 sqft of total developed living space. Main floor includes a living room, kitchen, dining area, two bedrooms, and a 4-piece bathroom. Lower level includes a family room, two additional bedrooms, flex area, laundry room, 3-piece bathroom, and utility room. Side entrance provides direct access to the basement, for those thinking of a suite conversion (with approval from the City, of course). Windows updated throughout, including large egress windows in basement bedrooms and a wide sunshine window for the rec room, not to mention the giant picture window for the main floor living room. Furnace and hot water tank have been replaced within the last 10 years. Outdoor living space includes a private backyard with a stone patio, flower/vegetable garden space, and paved parking for a second vehicle. There is also a single detached garage with rear-lane access. Out front, you'll love the large front deck and concrete front patio, with even more flower garden spaces. Convenient access to multiple transit routes. Enjoy a variety of shopping and restaurant options on Richmond RD or nearby in Marda Loop. Plus, you're a short walk from the Killarney Pool. School options include Richmond Elementary and A.E. Cross. An outstanding option for first-time buyers entering inner-city home ownership or investors exploring basement suite potential (subject to City of Calgary approval). Contact



your realtor for a private showing today!

Built in 1967

Essential Information

MLS® #	A2249858
Price	\$475,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.07
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	2606 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2A9

Amenities

Parking Spaces	2
Parking	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached
# of Garages	1

Interior

Interior Features	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Rectangular Lot, See Remarks, Street Lighting, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	H-GO

Listing Details

Listing Office	RE/MAX Complete Realty
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