

# \$655,000 - 2638 26a Street Sw, Calgary

MLS® #A2257548

**\$655,000**

3 Bedroom, 2.00 Bathroom, 1,383 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 2638 26A Street SW in the heart of Killarney, nestled on one of the most beautiful, tree-lined streets in all of Calgary. This thoughtfully laid-out two-storey offers over 1,380 sq ft above grade with a fully fenced yard out back, perfect for your kids or pup. Out front, you're greeted by a shaded west-facing front porch, a perfect spot for enjoying hot coffee or tea in the mornings. Then, step into a bright living space with rich hardwood floors, large bay windows, and tons of natural light. The main floor boasts a generous dining area with a built-in hutch, a wraparound kitchen with bar seating, and a cozy family room with a slate-feature gas fireplace and vaulted ceiling that enhances the openness of the space. Upstairs, you'll find a spacious primary suite brightly lit by a sizeable bay window with a walk-in closet as well as a second bedroom and a full bath featuring a jetted soaker tub and separate shower. A bonus area offering flexible space for guests, a nursery, or a home office completes this floor. The highlights continue outside with your own private oasis accessible from the family room. Enjoy a beautifully treed east-facing backyard with low-maintenance artificial turf, a massive deck for entertaining, and a double detached garage with lane access. Whether you're dreaming of living steps from 17th Ave, downtown, Marda Loop, or Mount Royal University, or you're an investor eyeing a prime inner-city lot for redevelopment, this property delivers in one of Calgary's most



desirable neighbourhoods. Contact a real estate agent to book your tour today!

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257548    |
| Price          | \$655,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,383       |
| Acres          | 0.07        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2638 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Dog Run                                              |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco, Wood Frame                                   |
| Foundation        | Wood                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 51                   |
| Zoning         | H-GO                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.