

# \$559,000 - 3, 1930 26a Street Sw, Calgary

MLS® #A2185430

**\$559,000**

2 Bedroom, 3.00 Bathroom, 1,398 sqft  
Residential on 0.24 Acres

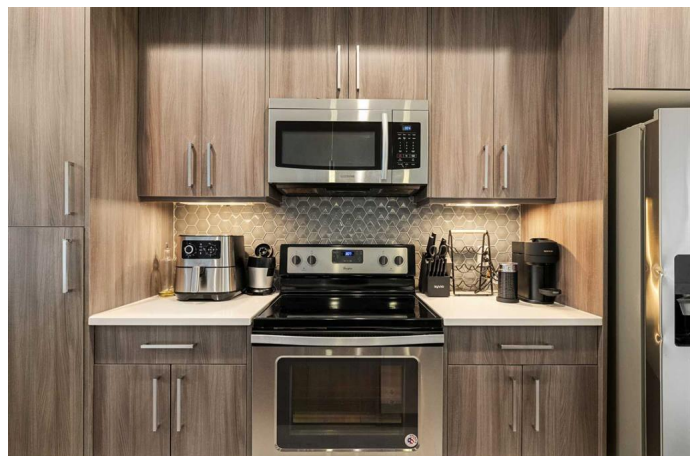
Killarney/Glengarry, Calgary, Alberta

Welcome to this beautiful 3-storey AIR BNB FRIENDLY townhouse in the heart of Killarney, offering 2 spacious bedrooms and 2.5 bathrooms. This prime location is just a short distance from downtown Calgary and Westbrook Mall, making this home ideal for an Investment or Rental property!

As you enter the lower level, you'll find a versatile space that can be used as a home office or gym area, leading to a single attached garage for added convenience and storage.

On the main level, you are greeted by an open-concept floor plan that seamlessly combines the living room, dining area, and kitchen. The dining room is illuminated by natural light streaming through large windows and offers access to a private balcony, perfect for enjoying the outdoors. The kitchen is designed for both style and functionality, with elegant quartz countertops, durable vinyl flooring, and a full suite of stainless steel appliances, including a refrigerator, microwave, dishwasher, and electric stove. The kitchen is further enhanced by a spacious island and a pantry, providing ample storage and prep space.

The large living room features an inviting electric fireplace and multiple windows, filling the space with light and creating a warm, welcoming atmosphere.



Upstairs, you'll find two generously sized bedrooms. The first bedroom includes a 4-piece ensuite, while the primary bedroom features a 3-piece ensuite and two large windows that help the room feel even more open and airy. Conveniently located on this level is a stacked washer and dryer, offering ease and efficiency when doing laundry.

Killarney is a vibrant community, offering an ideal mix of suburban tranquility and urban convenience. With walking distance to downtown Calgary, commuting is simple and easy. The community also includes the Killarney Aquatic and Recreation Centre, along with nearby shopping, restaurants, and parks, making it a perfect place for families or young professionals alike.

Don't miss out on the opportunity to own this exceptional townhouse in a fantastic location. Book your showing today!

Built in 2019

### Essential Information

MLS® #	A2185430
Price	\$559,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,398
Acres	0.24
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	3, 1930 26a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2B8

### **Amenities**

Amenities	Parking, Playground, Park, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Recessed Lighting
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 6th, 2025
Days on Market	67
Zoning	M-C1

### **Listing Details**

Listing Office	eXp 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.