

# \$825,000 - 2607 26 Avenue Sw, Calgary

MLS® #A2212942

**\$825,000**

4 Bedroom, 4.00 Bathroom, 2,166 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this one-of-a-kind Georgian-style home, perfectly positioned in the heart of sought-after Killarney—where timeless architecture meets modern elegance.

Step into the inviting front nook, a cozy space ideal for morning coffees or winding down at the end of the day. Inside, a Chef-inspired kitchen anchors the open-concept main floor, flowing seamlessly into the dining and living areas—perfectly designed for everything from intimate dinners to vibrant entertaining.

Meticulous craftsmanship is on full display with coffered ceilings, custom wood railings, a charming mantle, and 9'™ ceilings that give the entire space a sense of elevated sophistication.

Upstairs, the expansive primary suite is a serene retreat, bathed in natural light. Indulge in the spa-like ensuite adorned with marbled tile and enhanced by built-in closets that combine luxury with practicality. Two additional bedrooms and another 4-piece bathroom offer flexibility—whether for guests, a nursery, or the ultimate work-from-home setup—while the second-floor laundry room makes daily life a breeze.

At the top, a sunlit third-floor loft awaits—bright, airy, and endlessly versatile. Media room? Art studio? Play room? Lounge? The choice is yours. The basement offers a



fully finished recreation room, bedroom, and 4-piece bathroom, giving you even more space to relax, entertain, or play.

Outside, enjoy the convenience of your detached garage and the perks of a premium location. Just minutes from downtown, close to Marda Loop, Signal Hill, Chinook Mall, Glenmore Reservoir, MRU, and the Rocky Mountains—this home is the perfect balance of city life and weekend escape.

This is more than a home—it's a lifestyle. Come experience Killarney living at its finest.

Built in 2017

### Essential Information

MLS® #	A2212942
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,166
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2607 26 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8C7

### Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	8
Zoning	H-GO

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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