

# \$549,900 - 3, 1930 26a Street Sw, Calgary

MLS® #A2213891

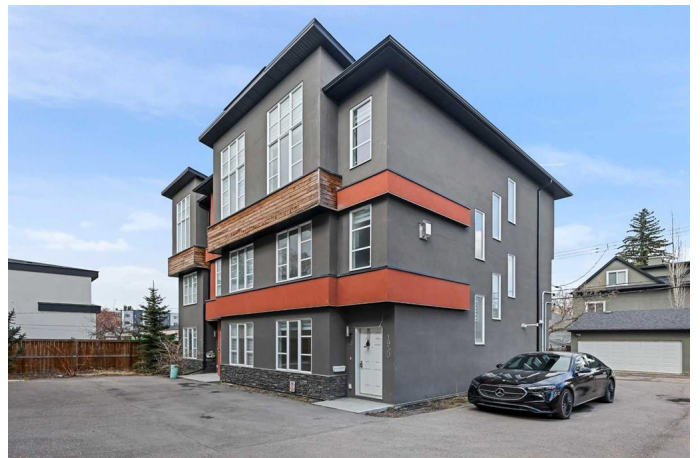
**\$549,900**

2 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.02 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this modern END UNIT townhouse with LOW CONDO FEES & a SINGLE ATTACHED GARAGE in the heart of Killarney, arguably one of SW Calgary's most sought after communities with a great 10/10 location just off of 17th Ave nestled amongst Killarney off leash dog park, Shaganappi Park, Killarney Aquatic & Rec Centre, restaurants, close to downtown, shopping, parks & Westbrook Mall. This 2 bedroom 2.5 bathroom home features A/C, 9 ft ceilings, modern vinyl plank flooring, in unit laundry, tons of natural sunlight, quartz countertops, a modern kitchen with a trendy hexagon backsplash & stainless steel appliances. The OPEN CONCEPT main level greets you with an optimal layout & large windows for tons of natural sunlight seamlessly connecting the living room (with a gas fireplace feature) to the dining room, kitchen, balcony & half bathroom. The large upper level primary bedroom retreat features large windows, a 12 ft 7 apex vaulted ceiling & a 3-pc ensuite bathroom with a quartz countertop. Down the hall is the laundry closet & the second bedroom with a 4-pc full ensuite bathroom with another quartz countertop -that is correct, this home has 2 ensuite bathrooms! The lower level provides access to the garage and hosts an open space that is perfect for an exercise space or an office. This is an excellent complex in a great location that is AirBnB friendly that does not have many units come up for sale, especially at this price point!



Built in 2019

## Essential Information

MLS® #	A2213891
Price	\$549,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.02
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 2B7

## Amenities

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

## Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Basement	None

## Exterior

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

## Additional Information

Date Listed	April 24th, 2025
Days on Market	13
Zoning	M-C1

## Listing Details

Listing Office	Grassroots Realty Group
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