

2612 26A Street SW
Calgary, Alberta

MLS # A2228102



\$625,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	813 sq.ft.	Age:	1914 (111 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

OPEN HOUSE Sat June 7 2:00-4:00 LOCATION, LOCATION, LOCATION. Here's your rare chance to own a piece of one of the most beloved streets in Killarney—an inner-city gem where character meets modern comfort. This charming, well-maintained home is a true standout, effortlessly blending its original architectural details with tasteful contemporary updates. From the moment you step inside, you'll feel the warmth and history that make this property so special. The main floor showcases timeless details alongside modern touches. The beautifully updated kitchen is both stylish and functional. The bathroom has been upgraded, and newer windows brighten the cozy bedrooms, bringing in soft, natural light. Need more space? Head downstairs to the fully finished basement complete with a generous family room, a full 3-piece bathroom, and an additional den—ideal for a teen retreat, or a home office. Step out back and you'll discover your private oasis: a deck overlooking a beautifully treed backyard. It's the perfect spot for lazy summer evenings, weekend BBQs, or morning coffee surrounded by nature. But there's more... this street is one of Killarney's most sought-after for a reason. Lined with mature trees and sprinkled with stunning new infill homes, the location offers strong redevelopment potential for the future—or simply move in and enjoy everything this incredible home already has to offer. Whether you're a first-time buyer looking for character and comfort, an investor eyeing a prime redevelopment opportunity, or simply someone dreaming of a home that tells a story—this is the one. Don't just find a home—discover one worth loving.