

# \$760,000 - 3003 26a Street Sw, Calgary

MLS® #A2246583

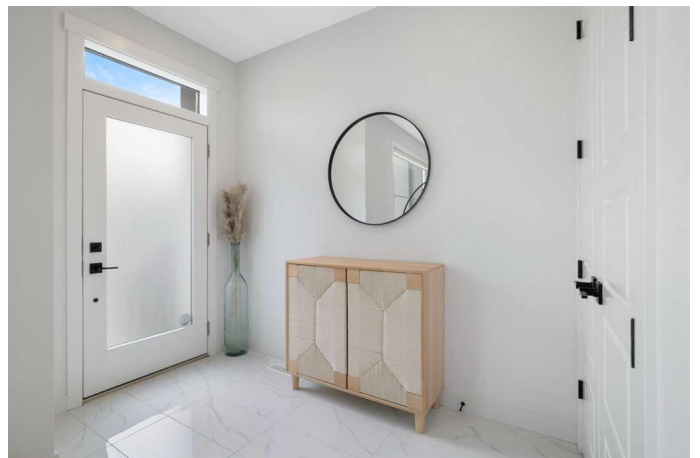
**\$760,000**

4 Bedroom, 4.00 Bathroom, 1,474 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Sunlight pours through oversized windows, bouncing off sleek finishes and creating that “eyes, this is the one” feeling the moment you step inside this end-unit townhome in Killarney. With over 2100 sq. ft. of finished living space, air conditioning to keep you cool, & a layout made for both entertaining and everyday ease, this home is where style meets substance. The open-concept main floor feels fresh and inviting, with warm engineered hardwood underfoot and a statement fireplace that anchors the living room in modern design. The kitchen? Total goals. Stainless steel appliances (including a gas range for that perfect sear), quartz counters, upgraded tile backsplash, & endless soft-close storage set the stage for everything from morning lattes to Friday night dinner parties. A spacious dining area flows effortlessly for hosting, while the mudroom with garage access makes the day-to-day ultra convenient. Upstairs, the vibe shifts to restful and refined. The primary suite is a true escape—complete with a custom walk-in closet and a luxe ensuite featuring heated tile floors, spacious fully tiled walk-in shower w/ rainfall shower head and dual sinks. Two more bright bedrooms, an additional 4 pc bathroom plus a stylish laundry room with quartz folding counter keep life organized and easy. The fully finished lower level is your bonus hangout zone: movie marathons, cocktails at the wet bar, or an epic guest space thanks to a large bedroom and full bath. Outside, your private fenced patio with a gas



line is made for summer hangs, and the detached garage keeps your car (or your gear) covered. And then there's Killarney—one of Calgary's most in-demand inner-city neighborhoods. Think tree-lined streets, coffee shops around the corner, tennis courts and green space just steps away, and a quick ride downtown when you want the city buzz. It's the perfect balance of community and convenience. This isn't just a townhome. It's your next chapter: modern, social, and designed for the way you actually live. Book your private showing today and make it yours.

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2246583      |
| Price          | \$760,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,474         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3003 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2E2             |

**Amenities**

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

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                             |
| Fireplaces        | Electric                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt                  |
| Construction      | Composite Siding, Stucco |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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