

# \$724,800 - 2638 26a Street Sw, Calgary

MLS® #A2231603

**\$724,800**

3 Bedroom, 2.00 Bathroom, 1,383 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Incredible Opportunity in the Heart of Killarney!  
Investor Alert or Perfect Inner-City Retreat!  
Welcome to 2638 26A Street SW, nestled on one of the most beautiful, tree-lined streets in all of Calgary. Whether you're dreaming of living steps from 17th Ave, downtown, Marda Loop, or Mount Royal University, or you're an investor eyeing a prime inner-city lot for redevelopment, this property delivers. This charming two-storey infill offers over 1,380 sq ft above grade, with a thoughtful layout and timeless curb appeal. Step onto the private west-facing front porch, a cozy spot for morning coffee or summer evenings, and into a bright living space with rich hardwood floors, large bay windows, and tons of natural light. The main floor boasts a generous dining area with hutch niche, a wraparound kitchen with bar seating, and a cozy family room with a slate-feature gas fireplace and vaulted ceiling. The seamless flow leads out to your own private oasis: a beautifully treed east-facing backyard with low-maintenance artificial turf, a massive deck for entertaining, and a double detached garage with lane access. Upstairs, you'll find a spacious primary suite with bay window seating, walk-in closet, and a stylish ensuite featuring a jetted tub and separate shower. A second bedroom, full bath, and bonus area offer flexible space for guests, a nursery, or a home office. Whether you're looking to move right in, renovate and add value, or redevelop on this exceptional lot in one of Calgary's most desirable



neighbourhoods, this is an opportunity you donâ€™t want to miss. Act fastâ€”properties like this on streets like this donâ€™t come along often.

Built in 1991

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2231603    |
| Price          | \$724,800   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,383       |
| Acres          | 0.07        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2638 26a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2C7             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                           |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas              |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Dog Run                                              |
| Lot Description   | Back Lane, Landscaped, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stucco, Wood Frame                                   |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 2               |
| Zoning         | H-GO            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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