

# \$1,249,900 - 2417 26 Street Sw, Calgary

MLS® #A2230550

**\$1,249,900**

5 Bedroom, 4.00 Bathroom, 2,016 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this brand-new, exquisitely designed luxury home located in the highly sought-after Killarney inner city area—an exceptional neighborhood just minutes from downtown Calgary. This stunning residence offers superior finishes and thoughtful features that truly set it apart from the competition. Step into the main floor and be greeted by an inviting living room to your left, complete with a cozy fireplace and a discreet half bath. The centrally located dining area flows seamlessly into an adjacent built-in pantry and a spacious kitchen at the back, which overlooks a west-facing backyard with a raised deck — perfect for entertaining or relaxing outdoors. A practical mudroom with a walk-in closet completes the main level, providing ample storage and convenience. Upstairs, the large primary bedroom boasts a vaulted ceiling, private balcony, luxurious ensuite, and generous walk-in closet — a true retreat. Two additional secondary bedrooms feature elegant tray ceilings and walk-in closets, complemented by a well-placed upper laundry room for added ease. The fully finished basement offers a legal suite (pending full approval by the City of Calgary) with a central kitchen, two bedrooms positioned on opposite ends for privacy, and a shared living room area. The front bedroom includes a walk-in closet, sharing a modern four-piece bathroom. For ultimate comfort, the home is pre-wired with a rough-in for air conditioning and equipped with speakers on all levels. This



home's value lies in its exceptional style; stunning curb appeal, high-end finishes, and thoughtfully designed living spaces that elevate everyday living. The landscaping will also be well above average. Don't miss your chance to own this remarkable and stylish new construction home in the beloved Killarney community.

Built in 2025

Essential Information

MLS® #	A2230550
Price	\$1,249,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,016
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2417 26 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2A6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	5
Zoning	H-GO

## Listing Details

Listing Office	The Real Estate District
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