

# \$634,900 - 1, 1936 26 Street Sw, Calgary

MLS® #A2257426

**\$634,900**

3 Bedroom, 4.00 Bathroom, 1,208 sqft  
Residential on 0.04 Acres

Killarney/Glengarry, Calgary, Alberta

FRONT UNIT with WEST EXPOSURE, CENTRAL AC, and a thoughtful layout designed for comfort and flexibility. NATURAL LIGHT fills the main level where a front living room overlooks the street and a GAS FIREPLACE with floor-to-ceiling tile adds a relaxing focal point. Wide-plank HARDWOOD floors extend into a central dining area with a table and chairs included. The modern kitchen is appointed with QUARTZ COUNTERTOPS, a peninsula island, GAS STOVE, FULL HEIGHT CABINETS, CORNER PANTRY, and stainless steel appliances. A tucked-away powder room completes the main floor. Upstairs, a SKYLIGHT brightens the stairwell and illuminates the upper level. The primary bedroom is spacious with a COFFERED CEILING, WALK-IN CLOSET with BUILT-IN ORGANIZERS, and a LUXURIOUS ENSUITE featuring a DUAL VANITY and STAND-UP SHOWER. A second bedroom includes its own 4PC ENSUITE with skylight, creating a DUAL PRIMARY FLOORPLAN ideal for guests, roommates, or family members. The FINISHED BASEMENT expands the living space with a rec room perfect for movie or game nights, a THIRD BEDROOM that offers flexibility for guests, a teenager's retreat, or a quiet home office, a 3PC BATH with a sleek stand-up shower for modern convenience, and a thoughtfully placed laundry area with washer/dryer included for everyday practicality. Outside, a PRIVATE FRONT COURTYARD creates ample outdoor



space to barbeque and unwind, complemented by low-maintenance landscaping. A SINGLE GARAGE provides secure parking and storage. Situated in the established neighborhood of KILLARNEY/GLENGARRY, this home balances quiet residential streets with urban convenience. Westbrook LRT, Killarney Aquatic Centre, and numerous local parks are nearby along with schools, coffee shops, and restaurants on 17th Avenue. Quick access to downtown and major routes ensures effortless connectivity. This thoughtfully designed residence combines style, comfort, and a walkable location for a lifestyle that feels both connected and at ease.

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2257426      |
| Price          | \$634,900     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,208         |
| Acres          | 0.04          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1, 1936 26 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |

Postal Code T3E 1A1

## Amenities

Amenities Secured Parking, Snow Removal

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

## Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Low Flow Plumbing Fixtures

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Front Yard, Landscaped, Lawn

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 18th, 2025

Days on Market 13

Zoning M-C1

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.