2008 26A Street SW

Calgary | Active | MLS® A2296050

$1,045,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2025**	**2,008.13 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Masters

A closer look

Open House Saturday Nov 07 from 1-3:30pm! Brand-new infill in desirable Killarney, purchase price includes GST. Enjoy 2008 sq ft above grade of luxury high-end finishings throughout constructed by long time local builder EBL Contracting. This home will impress you, from the STONE AND STUCCO exterior to the vaulted ceilings and glazing boasting all kinds of natural light. TEN FOOT CEILINGS on main, nine foot ceilings lower and upper, gourmet kitchen, high-end appliances, quartz countertops, engineered hardwood and ceramic tile floors throughout. Enjoy flat painted drywall ceilings, all high end finishing completed onsite, LEGAL LOWER BASEMENT SUITE complete with spacious primary and full ensuite bath with double sinks, separate 2pc powder room - perfect for your in-laws, parents, nanny suite or lower tenants. Full appliance package down and in-floor heat system. Full height cabinets off the back main floor entryway to increase your storage. So much thought has been put into this design and floor plan for lifestyle and functionality. The double garage is complete with insulation, rough-in for EV vehicle and is complete with drywall. Main floor is wide open for your perfect placement of dining and living room furnishings. Three spacious bedrooms up, laundry room with sink and ceramic tile baseboards. The primary suite is breathtaking and truly a retreat. Come and see the angled vaulted ceilings and matching windows, so much natural light, dream ensuite bath with heated floors, large standup shower, soaker tub, his and her sinks, and generous walk-in closet with built-ins. The lower-level legal permitted suite is the perfect layout with a large primary bedroom, full ensuite bath with double sinks, heated floors, additional two-piece powder room, great working kitchen, and living room. Enjoy the lower suite for your personal living or rent out for future revenue. Enjoy CENTRAL AIR conditioning for those warmer days. This lot is 125 feet long - giving a little more space to the backyard compared to others. Fabulous deck off the back with a gas line for your BBQ. Very low maintenance front and back lawns. This is an amazing location in the city, close to absolutely everything including downtown, 17th Avenue district shops and restaurants, public transit, schools, cycling routes, and all major roadways. Nearby amenities include parks, fitness centers, grocery stores, cafes, and entertainment options, making it a perfect place for a vibrant urban lifestyle. Progressive New Home Warranty coverage included. Lower suite would be ideal for an Air B&B.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2296050
Bedrooms	4
Bathrooms	5
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,008.13 sq. ft.
Main Level Finished Area:	957.24 sq. ft.
Upper Level Finished Area:	1,050.89 sq. ft.
Below Grade Finished Area:	885.45 sq. ft.
Lot Area:	3,121 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	West
Unit Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	2
Plan:	5125AM
Heating:	In Floor, Forced Air

Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Decorative, Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Sink, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Kitchen · 15'7" × 15'6" ·
Main Floor	Dining Room · 14'1" × 12'9" ·
Main Floor	Living Room · 16'4" × 13'4" ·

Main Floor	Mud Room · 13'5" × 6' ·
2nd Floor	Bedroom - Primary · 14'2" × 13'3" ·
2nd Floor	Bedroom · 13'7" × 11'5" ·
2nd Floor	Bedroom · 15'7" × 9'10" ·
2nd Floor	Laundry · 6'2" × 5'11" ·
Lower Level	Kitchen With Eating Area · 12'10" × 9' ·
Lower Level	Living Room · 15'10" × 12'6" ·
Lower Level	Bedroom · 16'5" × 11'4" ·
Lower Level	Storage · 10'2" × 3'3" ·
Lower Level	Furnace/Utility Room · 10'3" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Mar 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2008-26a-street-sw-calgary-a2296050/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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