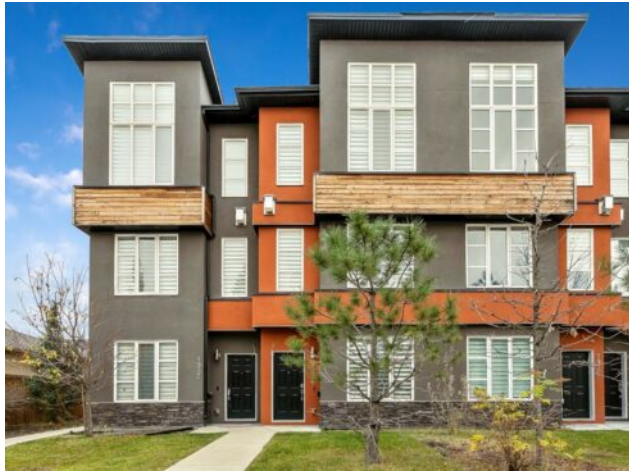


**1934 26A Street SW**  
**Calgary, Alberta**

**MLS # A2176093**



**\$599,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Insulated, Single Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 270
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** All furniture, utensils in kitchen, small kitchen appliances, bedding and bathroom linens, Front door keypad, Tv mount, smart doorbell, smart thermostat, security camera,

Welcome to this fully furnished, move-in-ready 3-storey townhome in the heart of Killarney—a perfect find whether you’re looking for a new home or a rental investment. It’s thoughtfully set up with everything needed to move right in and has a solid track record as a successful rental and Airbnb. Step inside to find an attached insulated garage and a versatile flex space, great for an office, workout area, or entertainment room. Head up to the second level, where an open layout connects a modern kitchen with quartz countertops, stainless steel appliances, and an island to a bright living area with a cozy fireplace. There’s also a convenient half-bath located on this level. The third level features two spacious bedrooms, each with its own en suite, with the primary boasting soaring vaulted ceilings and plenty of natural light. Nestled in Killarney, you’ll be just minutes from downtown, close to 17th Ave amenities, and in a prime spot for easy access to parks, bike paths, and a quick exit to the mountains. This townhome offers the ideal balance of city living and a peaceful retreat.