# \$799,000 - 4703 26 Avenue Sw, Calgary

MLS® #A2211235

## \$799,000

3 Bedroom, 2.00 Bathroom, 912 sqft Residential on 0.13 Acres

Glenbrook, Calgary, Alberta

Prime location!!! Unique opportunity to own a Stunning corner lot with H-GO ZONING, This home is fully finished and is ready for you to move in! It features new furnace 2024, oversized heated detached garage, Electrical panel 2022. As you enter the home you'll find an open-concept living room, dining area, Kitchen with quartz counter tops and stainless steel appliances, with large new windows that fill the space with natural light. 2 spacious bedrooms and a full bathroom. The finished basement offers even more space, including a mini bar with a large rec area, an additional bedroom, with full bathroom, and a convenient laundry room. Settle in now so you can start enjoying the huge south facing backyard, perfect for summer gatherings, BBQs or simply relaxing in the sun. There is plenty of room for outdoor furniture, play areas, even a garden if you like - Ideal for making the most of the warm months. Conveniently located close to Downtown Calgary, main roads like Glenmore, Crowchild and Stoney trail, Mount Royal University, 17th Ave... And more







Built in 1960

#### **Essential Information**

MLS® # A2211235 Price \$799,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2

Square Footage 912

Acres 0.13

Year Built 1960

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 4703 26 Avenue Sw

Subdivision Glenbrook

City Calgary

County Calgary

Province Alberta

Postal Code T3E 0R3

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Covered, Double Garage Detached, Garage Door Opener,

Garage Faces Rear, Heated Garage, Insulated, Off Street, Oversized,

RV Access/Parking, Rear Drive

# of Garages 2

#### Interior

Interior Features Built-in Features, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Master Downstairs, Quartz Counters, Separate

Entrance, Dry Bar

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling Wall/Window Unit(s)

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard, Storage

Lot Description Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street

Lighting

Roof Asphalt Shingle

Construction Mixed, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 5

Zoning H-GO

## **Listing Details**

Listing Office CIR Realty

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