

# \$785,000 - 4703 26 Avenue Sw, Calgary

MLS® #A2211235

**\$785,000**

3 Bedroom, 2.00 Bathroom, 912 sqft

Residential on 0.13 Acres

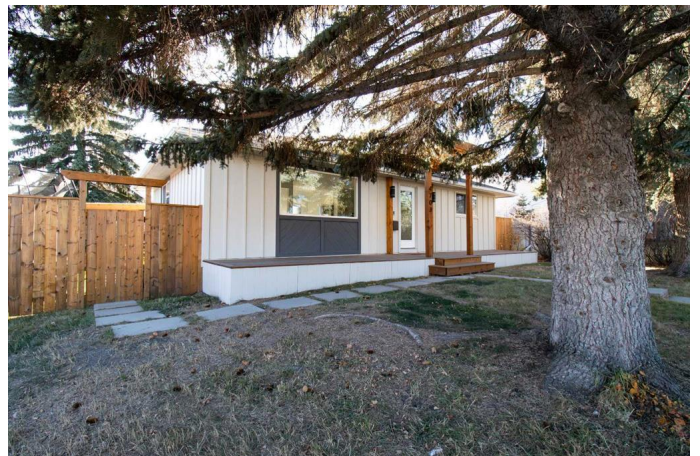
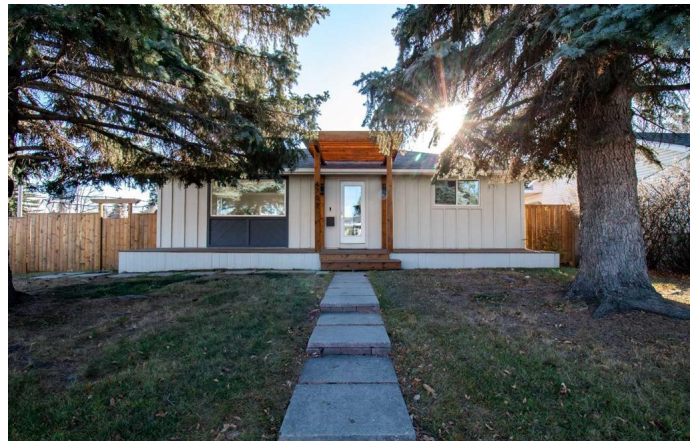
Glenbrook, Calgary, Alberta

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     | \$785,000 |
| 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        | Garage Door Opener, Heated Garage, Insulated, Off Street, Oversized, RV Access/Parking, Alley Access, Covered, Double Garage Detached, Garage Faces Rear, 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 | 65               |
| Zoning         | H-GO             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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