

# \$819,900 - 4703 26 Avenue Sw, Calgary

MLS® #A2192711

**\$819,900**

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

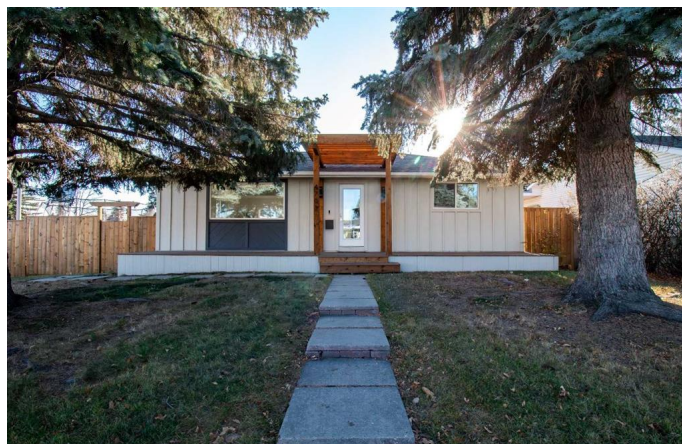
Glenbrook, Calgary, Alberta

Prime location, Stunning corner lot 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, and Kitchen, with large 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® #	A2192711
Price	\$819,900
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, Double Garage Detached, Covered, Garage Door Opener, Garage Faces Rear, Insulated, Off Street, Oversized, Rear Drive, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Bar Fridge, Washer
Heating	Forced Air
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Lawn, Rectangular Lot, Street Lighting, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed February 11th, 2025

Days on Market 55

Zoning H-GO

## **Listing Details**

Listing Office CIR 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.