

# \$760,000 - 4703 26 Avenue Sw, Calgary

MLS® #A2211235

**\$760,000**

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	\$760,000
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	Double Garage Detached, Off Street, Alley Access, Covered, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Rear Drive, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Dry Bar, Master Downstairs
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Garage Control(s)
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, Front Yard, Lawn, Rectangular Lot, Street Lighting, Corner Lot
Roof	Asphalt Shingle

Construction	Mixed, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	73
Zoning	H-GO

### **Listing Details**

Listing Office	CIR Realty
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