

\$519,000 - 3014 26 Avenue Se, Calgary

MLS® #A2084234

\$519,000

5 Bedroom, 2.00 Bathroom, 1,079 sqft
Residential on 0.13 Acres

Southview, Calgary, Alberta

Spacious bungalow with LEGAL SUITE in the quiet neighborhood of Southview, facing community park and located conveniently on 26AVE SE with bus stops. Main floor has living room, dining room, a wide kitchen with breakfast nook, 3 bedrooms, one full bath and a SEPARATE laundry area. Next to the dining/living room is a French door opening to a wood patio, good for summer. Private entrance leads down to a basement with a LEGAL suite. The suite has a wide hall, 2 sizeable bedrooms, a large family room which can be used as the living plus dining room, second kitchen, a full bath and another SEPARATE laundry area. Big backyard with a double detached garage, a parking pad which could be used of RV parking and a storage shed. Front street parking spots! House and garage shingles were replaced in 2016 and 2017 respectively. Main floor and basement were renovated in 2017, electrical panel in 2017, furnace in 2017, downspout and eavestroughs in 2019, basement washroom reno in 2023. Tenants are excellent, co-operate, pay on time and maintain the house & yards well. Main floor and basement tenants pay each \$1,200 / month, garage \$275 /month for a total of \$2,675.00, utilities are not included! GOOD LOCATION with schools and amenities around! Quick access to downtown & Deerfoot. GOOD INVESTMENT with stable income!!

Built in 1964



Essential Information

MLS® #	A2084234
Price	\$519,000
Sold Price	\$515,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,079
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3014 26 Avenue Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0C4

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener, Parking Pad, Rear Drive

Interior

Interior Features	French Door, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Rectangular Lot

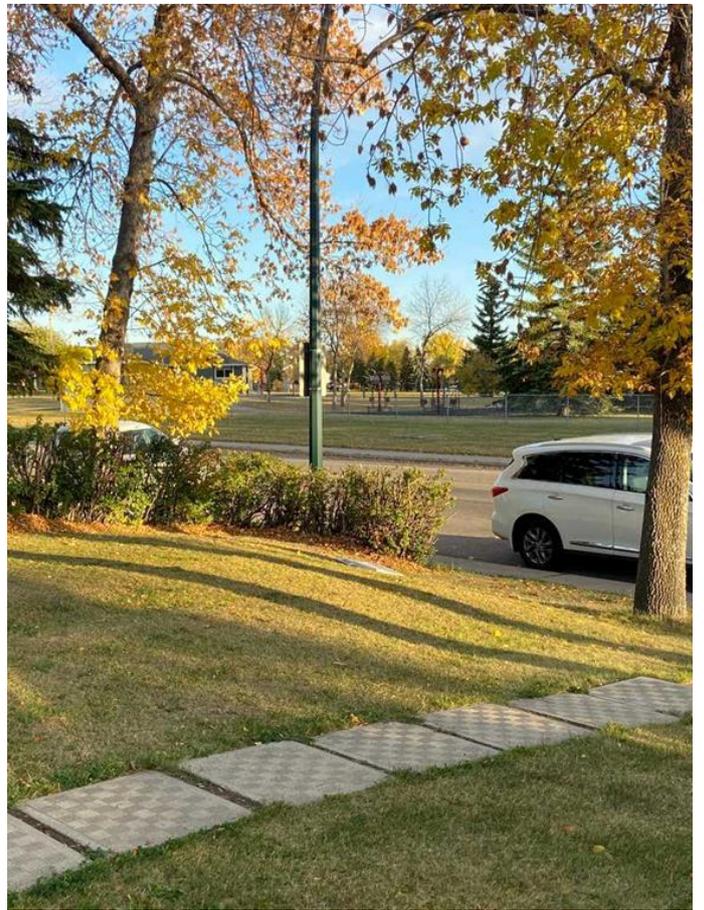
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	October 31st, 2023
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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