

\$549,900 - 2510 26 Street Se, Calgary

MLS® #A2085716

\$549,900

4 Bedroom, 2.00 Bathroom, 1,243 sqft

Residential on 0.14 Acres

Southview, Calgary, Alberta

**BUILDER, INVESTOR & FIRST-TIME HOME
BUYER ALERT | Judicial Sale | Illegal
Basement Suite with Separate Entrance |
Huge Lot | Established Neighborhood | 4 BED
& 2 BATH | Amazing Location |**

Welcome to a golden opportunity that simply can't be missed! This attractively priced 4-bedroom, 2-bathroom bungalow is a dream come true for both first-time homebuyers and savvy investors alike.

Step inside and be greeted by a versatile space that beckons both astute investors and first-time homebuyers. The illegal basement suite, with its separate side entrance, opens doors to countless possibilities, whether you're looking for rental income or extended family accommodations. Outside, a vast almost 6000 sq. ft. lot welcomes your dreams of outdoor bliss, complete with a detached double car garage for your convenience.

Upstairs, you'll find two bedrooms, a cozy living room, a dining room for family gatherings, and a good-sized kitchen. Downstairs, there are two additional bedrooms, a full bathroom, a second kitchen, a laundry room, and a spacious living area. Located in a high-amenity neighborhood, this bungalow is your ticket to a charming and versatile living experience.

But it's not just the indoors that captivates. This property graces you with incredible city



views that stretch as far as the eye can see. Picture yourself sipping your morning coffee while gazing upon the city's skyline, or hosting unforgettable gatherings with a backdrop that is nothing short of spectacular. Embrace this remarkable opportunity and make this house your home today. Contact us now to experience firsthand the enchantment and value this property brings. Your future begins here!

Built in 1969

Essential Information

MLS® #	A2085716
Price	\$549,900
Sold Price	\$611,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,243
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2510 26 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0P5

Amenities

Parking Spaces	4
Parking	Covered, Double Garage Detached, Enclosed

Interior

Interior Features	Built-in Features, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Interior Lot, Street Lighting, Private, Rectangular Lot, Views
Roof	Asphalt
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2023
Date Sold	November 7th, 2023
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
----------------	-------------

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.