

\$539,000 - 4611 26 Avenue Ne, Calgary

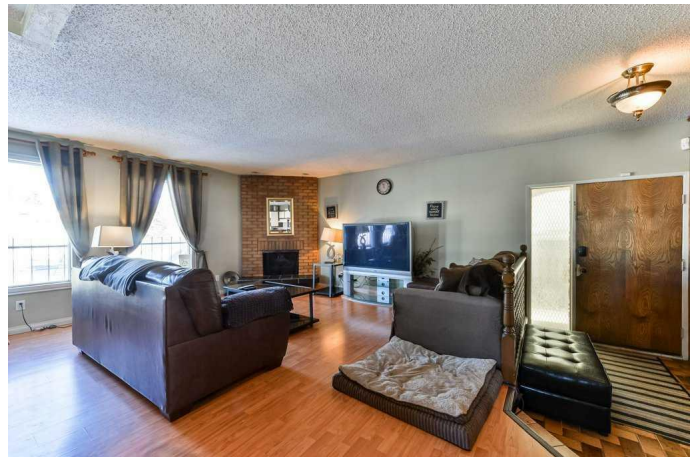
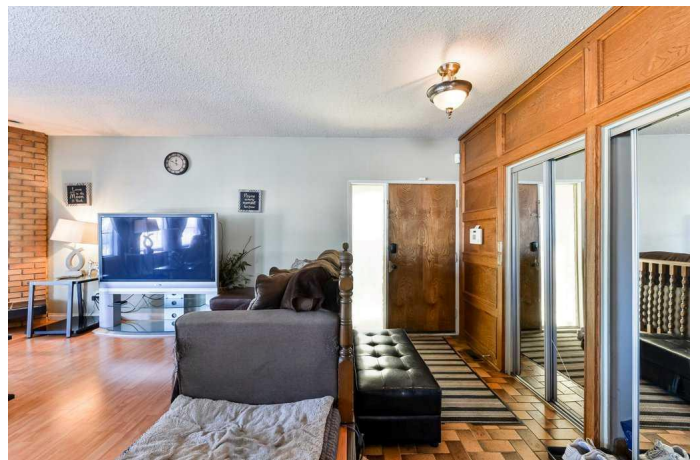
MLS® #A2109412

\$539,000

3 Bedroom, 3.00 Bathroom, 1,209 sqft
Residential on 0.11 Acres

Rundle, Calgary, Alberta

OPEN HOUSE SUNDAY FEB 25 FROM 2 TO 4 PM. Situated in the heart of Rundle, convenience is key with all amenities in proximity. From the renowned Peter Lougheed Hospital to the vibrant Sunridge Shopping Centre, an array of restaurants, all levels of schools, parks, and the convenient C-Train station, everything you need is within easy reach. Recent reno's brand new LVP flooring on the 3rd level - family room, stairs and the office or den. New garage furnace in 2019, new home furnace and water tank in 2017. OVER 2100 SQ.FT. OF LIVING SPACE INCLUDING THE BASEMENT. As you enter you will notice an open concept layout with large living room, dining room with a spacious kitchen and a fireplace. The second level has 3 bedrooms, 4 pc bath and a 2-piece ensuite. The third level of this home is a WALK - OUT TO GRADE, with a cozy family room, fireplace, 5 pc bath, perfect for relaxing evenings with loved ones, along with an office or den space that can effortlessly be transformed into an additional bedroom to suit your needs. The fully finished basement adds extra living space, perfect for a recreation area, home gym, or whatever suits your needs. Parking is a breeze with the large heated double detached garage and a deck overlooking the back alley, perfect for hosting summer barbecues or simply unwinding outdoors. Currently tenant-occupied with a lease until the end of March 2025, this property offers immediate possession if the



tenants are assumed making it an excellent investment opportunity or a comfortable home for your family to settle into. Don't miss out on the chance to make this wonderful property yours! Schedule a viewing today.

Built in 1975

Essential Information

MLS® #	A2109412
Price	\$539,000
Sold Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	4611 26 Avenue Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 2R9

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Open Floorplan
Appliances	Dishwasher, Electric Cooktop, Garburator, Microwave, Oven-Built-In,

	Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	None
Has Basement	Yes
Basement	Crawl Space, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	February 26th, 2024
Days on Market	2
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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