

\$1,199,000 - 4747 26 Avenue Sw, Calgary

MLS® #A2139645

\$1,199,000

4 Bedroom, 3.00 Bathroom, 1,454 sqft

Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

Every now and then, the rare opportunity to own a unique ULTRA LUXURY CUSTOM HOME like this comes once in a lifetime – personifying your individualism of being the only person like you in existence. This exclusivity is evident not only in its masterful craftsmanship and high-end materials, but its unique value proposition in forward-thinking features that offer flexibility to grow with you: REINFORCED STEEL BEAMS in basement with option to build a second storey, endless possibilities with a 3 ft CONCRETE APRON beside the existing garage (build another double garage, home office, studio flex space), 200 AMP ELECTRICAL in the house, 100 AMP ELECTRICAL in the detached garage (roughed-in for EV Charging), and LEGAL 2-BED BASEMENT SUITE w/ SEPARATE STEAM LAUNDRY (multi-generational families, short/long-term rental investment) to name a few! The exceptional CURB APPEAL with full height stone feature and sleek contemporary black trim windows (LOW E3 WINDOWS throughout – energy efficient, UV protection, superior noise and solar heat reduction) gives you just a taste of the elegance you will find within. Once inside, this home tells the story of the well-travelled adventurer with custom imports from some of the most beautiful places in the world: CHANDELIER (Singapore), QUARTZ BACKSPLASH (Spain), textured WALL TILE in main full bath (Italy), and custom Kitchen Cabinets and Built-In storage and closets



(Turkey). Imagine entertaining your guests in your exquisite modern chef’s kitchen while you prepare them an unforgettable culinary experience: preparation on your WATERFALL QUARTZ COUNTER for appetizers is happening, one course is warming in the separate warming compartment, while the other is in the BUILT-IN convection oven. You continue to connect with your guests, walking over to your impressive display WINE RACK (roughed-in for climate control) and also the DUAL-ZONE BEVERAGE COOLER so you can serve some of your extensive drink collection. Ultimate comfort is important to you, so no matter the weather outside you are covered – 3 x GAS FIREPLACES (2 up, 1 down) and CENTRAL A/C. Convenience is built into the location: K-12 Schools (1 min), LRT Station (2 mins), Downtown (12 mins), Sarcee Tr, Crowchild Tr, Stoney Tr will ensure any commute is made simple. Don’t miss the opportunity to continue your legacy in this home today! and for many years to come!

Built in 1959

Essential Information

MLS® #	A2139645
Price	\$1,199,000
Sold Price	\$1,173,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,454
Acres	0.12
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4747 26 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0R3

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Enclosed, Off Street, Oversized, Parking Pad, See Remarks

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Bar Fridge, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Oven-Built-In, Refrigerator
Heating	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 26th, 2024
Days on Market	30
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.