

\$729,000 - 4531 26 Avenue Sw, Calgary

MLS® #A2140806

\$729,000

4 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

Welcome to your new stomping grounds in the beautiful community of Glenbrook surrounded with parks and green space in every direction!! There are plenty of schools within walking distance and in close proximity across the street remains St. Thomas Aquinas School for k-6. This move in ready and fully renovated bungalow offers over 1900 square feet of usable space in a lovely and functional layout. It has 4 bedrooms and 2 bathrooms total with 3bd/1 bath being upstairs. In 2022 all new triple pain windows were installed, a new back door and an egressed window in the basement. A new sewer system with 30 year warranty was added in 2021 alongside a gas line into the oversized double garage which was used as a shop. The garage also has a heater installed with a thermostat and has been drywalled, insulated and updated with electricity to 240volt with its own panel that can be wired for anything you prefer. A new energy efficient furnace and instant hot water tank have also been added in 2022. Bosch appliances have been placed in the new and custom built kitchen that include a 5 burner gas range, double ovens and a large 36inch counter debth fridge with cooling drawer. There is an extra fridge in the basement/laundry room as well as a brand new washer and dryer. There is no carpet in this home and all vinyl plank, tile and laminate throughout. Master bedroom has had a custom walk-in closet built with a feature wall on the back side of the bed. All new doors



upstairs, a new bathroom with extra large vanity for space and storage and a window for natural light and air on those nice summer days. You'll notice when walking through the home how picturesque every and all views are from each window showing you lushious greenery with mature and beautiful trees on tree lined streets. This home has a sunny south backyard that is ideal for suntanning, gardening or growing some veggies/fruits. The layout is idea to add a LEGAL suite and has been verbally quoted around 30k to add by 2 contractors (ask your realtor about the 10k incentive program offered from the city to add the legal suite or garage suite). A garage suite could be easily added as well in place of the carport and is a perfect size spot for it. Do both if you want, this location will allow up to 6 dwellings on the property with the new zoning (R-CG). Other features include the custom built tv mantel, huge windows that poor natural light in throughout the home, gold and black accents that include taps, elegant handles, lighting and fixtures. There is also a central vacuum system with attachments. The community hall is blocks away as well as tennis courts and the dog park.

Built in 1959

Essential Information

MLS® #	A2140806
Price	\$729,000
Sold Price	\$720,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.12
Year Built	1959
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4531 26 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3e0p8

Amenities

Parking Spaces	4
Parking	Carport, Double Garage Detached, Parking Pad

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Built-In Gas Range, Dishwasher, Double Oven, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Aluminum Siding, Mixed, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 29th, 2024
Days on Market	15
Zoning	R-C1

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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