

\$575,000 - 4312 26 Avenue Ne, Calgary

MLS® #A2150718

\$575,000

5 Bedroom, 3.00 Bathroom, 1,261 sqft
Residential on 0.12 Acres

Rundle, Calgary, Alberta

This well-loved single-family home offers an exceptional opportunity to reside in a highly desirable neighborhood. With a charming FRONT DECK perfect for enjoying sun or shade, this home boasts numerous features and updates. This BUNGALOW features 5 bedrooms, 2.5 baths and an OVERSIZED DOUBLE DETACHED GARAGE! Some updates/renos have been done. Main floor features VINYL PLANK flooring throughout the living/dining room and hallway. The spacious combination living room and dining room offers plenty of space for a sectional sofa and a family-sized dining set. The eat-in kitchen features OAK CABINETRY, abundant counter space, and a BAY WINDOW over the sink, perfect for plants! Numerous windows throughout the home provide an abundance of NATURAL LIGHT. The generously sized master bedroom can accommodate a king-sized bed and boasts his and her closets, along with a 2pc ENSUITE - a great bonus in this area. The second and third bedrooms share a RENOVATED BATHROOM with a GRANITE COUNTERTOP and a TILED SHOWER. The lower level features a laundry/utility room with a HIGH EFFICIENCY FURNACE and an UPDATED 100 amp ELECTRICAL PANEL. There are 2 additional bedrooms (windows not egress), an updated 4pc bathroom, a substantial family room and bar area. The layout provides a SEPARATE ENTRANCE to the basement, offering the potential for developing an illegal basement



suite with shared/common laundry (subject to city approvals and permitting). The double garage, measuring 23' 5" x 21' 5", is partially insulated and provides ample space for your vehicles and projects. Please note that some work may be required on this home, particularly carpet/paint. This home is walking distance to the LRT, schools, Leisure Center, parks and playgrounds. It is near Sunridge Mall shopping area, medical facilities, many amenities and easy/quick access to city centre!

Built in 1977

Essential Information

MLS® #	A2150718
Price	\$575,000
Sold Price	\$580,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,261
Acres	0.12
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4312 26 Avenue Ne
Subdivision	Rundle
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 3J8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2024
Date Sold	July 23rd, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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