

\$659,000 - 4312 26 Avenue Ne, Calgary

MLS® #A2178734

\$659,000

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

Rundle, Calgary, Alberta

Welcome to this beautifully renovated bungalow in the highly sought-after community of Rundle, just steps away from all the amenities you need. Featuring 5 bedrooms and 2.5 bathrooms, this home is perfect for first-time homebuyers, investors, or anyone needing more space for a growing family. As you approach, the charming front deck invites you to relax and enjoy the outdoors, whether you're basking in the sun or seeking shade. Inside, you'll find a bright and airy layout with vinyl plank flooring throughout the main living areas. The spacious living and dining room is perfect for hosting family and friends, while the eat-in kitchen offers plenty of counter space, new stainless steel appliances, and a large window above the sink. The master bedroom is generously sized, with room for a king-sized bed, and includes his-and-her closets as well as a convenient 2pc ensuite. Two additional bedrooms on the main floor share a beautifully updated bathroom with granite counters and a sleek tiled shower. The illegal basement suite has a separate entrance and features a large family room, an upgraded kitchen, a separate laundry area, two more bedrooms, and a 4pc bathroom—ideal for guests or as a potential rental space. The oversized double garage provides ample room for vehicles, tools, and projects. Recent renovations include new windows, new roof, new kitchen in basement and flooring. This home is ideally located within walking distance to the LRT, schools, parks, and a Leisure Center. It's also just



minutes from Sunridge Mall, shopping, a hospital, and offers easy access to major routes.

Built in 1977

Essential Information

MLS® #	A2178734
Price	\$659,000
Sold Price	\$666,000
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

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Range
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry, Suite

Exterior

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

Additional Information

Date Listed	November 12th, 2024
Date Sold	November 24th, 2024
Days on Market	10
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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