

# \$715,000 - 4403 26 Avenue Se, Calgary

MLS® #A2179573

**\$715,000**

5 Bedroom, 4.00 Bathroom, 1,832 sqft  
Residential on 0.09 Acres

Dover, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 24th:  
2PM-4PM\*\*\*Check out the cinematic video tour\*\*\*Discover one of Calgary's best-kept secrets with this impeccable 2021-built gem, just minutes from Downtown, featuring a LEGAL 2-bedroom basement suite. Boasting 5 bedrooms, 3.5 bathrooms, and approximately 2,650 sq. ft. of total living space, this property is perfect for families and investors seeking additional income or mortgage support. Situated on a huge 34x115 lot (about 4,000 sq. ft.), this home blends modern style with everyday practicality. Step inside to be wowed by the bright, premium feel of the spacious living room, complete with a beautiful electric fireplace. At the heart of the home is the open-concept gourmet kitchen, showcasing high-end stainless steel appliances, a gas range, under-cabinet lighting, and a large central island—perfect for hosting or family meals. A good-sized dining area and a convenient powder room complete the main floor. Upstairs, you'll find three large bedrooms, including a luxurious master suite with a spa-inspired 5-piece ensuite. The upper level also includes a 4-piece main bathroom and a laundry room for added convenience. The LEGAL basement suite is a standout feature, offering its own kitchen, laundry, two spacious bedrooms, a full bathroom, and a private entrance—ideal for renters, extended family, or Airbnb guests. Outside, enjoy a large backyard, a double detached garage, and additional parking for an



RV or third vehicle. This home has many luxurious upgrades and truly has it all. Conveniently located near LRT, bus stop, top-rated schools, shopping, dining, parks, playgrounds and scenic walking paths, this home is also just a short drive from downtown Calgary. This is a rare opportunity to own a stylish, functional home in a prime location. Don't miss out—call your favorite REALTOR® today to schedule your private viewing!

Built in 2021

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2179573    |
| Price          | \$715,000   |
| Sold Price     | \$683,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,832       |
| Acres          | 0.09        |
| Year Built     | 2021        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4403 26 Avenue Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 1R8           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 3 |
|----------------|---|

|         |                        |
|---------|------------------------|
| Parking | Double Garage Detached |
|---------|------------------------|

## Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator                                                                                                                                      |
| Heating           | Forced Air                                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                            |
| Fireplaces        | Electric                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                          |
| Basement          | Full, Suite                                                                                                                                                                                  |

## Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Garden, Lighting, Playground, Private Entrance |
| Lot Description   | Back Lane, Back Yard, Conservation             |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding                                   |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2024 |
| Date Sold      | December 6th, 2024  |
| Days on Market | 21                  |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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