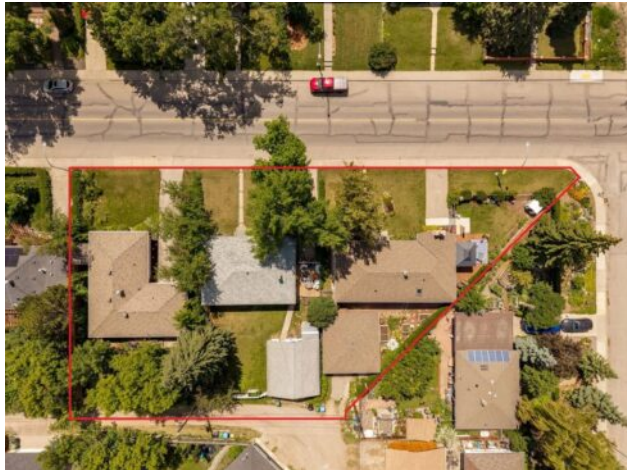


4524 26 Avenue SW  
 Calgary, Alberta

MLS # A2327932



**\$1,000,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glendale                                                                    |               |                   |
| <b>Type:</b>     | Residential/House                                                           |               |                   |
| <b>Style:</b>    | Bungalow                                                                    |               |                   |
| <b>Size:</b>     | 1,124 sq.ft.                                                                | <b>Age:</b>   | 1954 (72 yrs old) |
| <b>Beds:</b>     | 4                                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                                                      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Lawn, Le |               |                   |

|                    |                      |                   |      |
|--------------------|----------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate     | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding         | <b>Zoning:</b>    | H-GO |
| <b>Foundation:</b> | Poured Concrete      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks, Storage |                   |      |

**Inclusions:** none

Incredible land assembly opportunity in the mature community of Glendale. Lots 4520, 4524, and 4528 26 AVE SW are all for sale. This unique assembly features 240 feet of frontage and a total of 18,988 sq. ft. of land across three adjacent parcels with SOUTH exposure. The lots offer a flat landscape with rear alley access for ideal development conditions. This site presents significant potential for future development—specifically row townhouses with basement suites upon city approval—or as a long-term holding asset with three rentable homes already on-site. The site's south-facing exposure provides optimal lighting for future development so units will feel bigger, brighter and better, which in turn will improve your return on investment and attract more buyers. The location is highly desirable, situated just one block from Glendale Community Park's outdoor rink, tennis courts, and playground. It offers a 15-minute commute to downtown, is within walking distance of the LRT and Mount Royal University (MRU), and is close to diverse schooling options, including French, Spanish, and Montessori programs. Opportunities like this rarely become available, contact us TODAY to view!