

**4703 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2211235**



**\$760,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	912 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached, Garage Door Opener, Gara		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting		
<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance

**Inclusions:** Hot tub negotiable

Prime location!!! Unique opportunity to own a Stunning corner lot with H-GO ZONING, This home is fully finished and is ready for you to move in! It features new furnace 2024, oversized heated detached garage, Electrical panel 2022. As you enter the home you'll find an open-concept living room, dining area, Kitchen with quartz counter tops and stainless steel appliances, with large new windows that fill the space with natural light. 2 spacious bedrooms and a full bathroom. The finished basement offers even more space, including a mini bar with a large rec area, an additional bedroom, with full bathroom, and a convenient laundry room. Settle in now so you can start enjoying the huge south facing backyard, perfect for summer gatherings, BBQs or simply relaxing in the sun. There is plenty of room for outdoor furniture, play areas, even a garden if you like - Ideal for making the most of the warm months. Conveniently located close to Downtown Calgary, main roads like Glenmore, Crowchild and Stoney trail, Mount Royal University, 17th Ave... And more