



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**413 26 Avenue NW**  
**Calgary, Alberta**

**MLS # A2237227**



**\$879,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,566 sq.ft.	<b>Age:</b>	1947 (78 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

**\*BACK ON MARKET\*** Exciting Opportunity in the Heart of Calgary! Get ready to fall in love! This is your chance to own a truly special inner-city treasure—offering over 1,565 sq ft of beautifully cared-for living space above grade, perfectly perched on a massive 50x120 ft (6,000 sq ft) R-CG lot. From the moment you arrive, you’ll feel the energy and potential that radiates from every corner of this fantastic property! Step inside and be instantly charmed by the sun-soaked living room, where gorgeous hardwood floors, a statement tiled fireplace, and picture windows create a warm, inviting atmosphere. Delightful archways add a touch of character and timeless elegance, while the formal dining room sets the stage for unforgettable dinner parties and celebrations with friends and family. Craving a cozy breakfast or inspired culinary adventure? The adorable breakfast nook seamlessly connects to a bright kitchen featuring natural wood cabinetry, a stylish tiled backsplash, and an oversized fridge—making meal prep and entertaining a total joy. Upstairs, two generous bedrooms offer peaceful retreats, and the fully finished basement expands your options with a spacious third room—perfect for a guest suite, home office, or creative studio—plus a huge rec room ready for movie nights, games, or relaxation. But wait—there’s more! This property is bursting with future potential. The oversized double garage provides the exciting possibility of adding a carriage suite (subject to municipal approval), giving you a fantastic income stream or flexible living space. With the extra-wide lot, dream even bigger: build a larger garage or suite, boosting your investment and appeal for years to come. Investors and visionaries will love the eligibility for the sought-after MLI Select program—unlocking the door to a multi-family

development and maximizing your return in one of Calgary's most desirable neighborhoods. Best of all, you're just minutes from the vibrant core of downtown Calgary, with top restaurants, shops, and amenities all within easy reach. Whether you're looking to enjoy the ultimate inner-city lifestyle, develop for the future, or generate rental income, this joyful home is an absolute rare find. Don't miss your opportunity to be part of something truly special—book your showing today and let your imagination run wild!