



GRASSROOTS
REALTY GROUP

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624 26 Avenue NE
Calgary, Alberta

MLS # A2254041



\$799,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,193 sq.ft.	Age:	1962 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Move-In Ready Bungalow with Redevelopment Potential in Winston Heights–Mountview. This charming 5-bedroom bungalow sits on a 55’ x 130’ lot in the highly sought-after community of Winston Heights–Mountview. With 3 bedrooms on the main level and 2 additional bedrooms below, the home offers a functional layout suited to families, first-time buyers, or investors. Thoughtful recent upgrades include modern cabinetry, durable vinyl plank flooring, vinyl windows, tiles, and fresh carpet, making the home comfortable and truly move-in ready. The spacious lower level provides extra living space, while the large triple detached garage is perfect for vehicles, storage, or a workshop. Beyond its immediate appeal, this property presents an excellent redevelopment opportunity on a generous inner-city lot. Whether you’re looking to enjoy the home as-is or plan a future project, the location can’t be beat — just minutes from downtown, schools, parks, shopping, golf, and transit. Don’t miss this rare opportunity in Winston Heights–Mountview — a home that offers both present-day comfort and long-term potential.