



GRASSROOTS
REALTY GROUP

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4213 26 Avenue SE
Calgary, Alberta

MLS # A2263932



\$389,990

Division:	Dover		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	922 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan		

Inclusions: Basement Appliances (Washer and Dryer, Dishwasher, Electrical Stove, Refrigerator)

What a fantastic opportunity to own this beautifully renovated suited bi-level duplex in Dover! The upper level features a bright, open-concept living and dining area, seamlessly connected to a kitchen complete with updated cabinetry, countertops, backsplash, sink, and a gas range—perfect for the modern cook. This level also includes two comfortable bedrooms and a fully renovated bathroom, offering both style and functionality. The lower suite (illegal) provides great flexibility or potential rental income, with two generous bedrooms, a spacious living room, an updated kitchen, a separate dining area, a refreshed 4-piece bath, and extra under-stair storage. Additional highlights include: New roof membrane, Fresh paint throughout, Separate laundry for each suite, Rear parking pad. South-facing fully fenced backyard with side patio and storage shed, Flagstone patio and outdoor fireplace create the perfect setting for gatherings and cozy evening under the stars. This home is located close to transit, schools, playgrounds, restaurants, shopping and so much more. Easy and quick access to Deerfoot and Stoney Trail. This home is in outstanding condition and move-in ready—ideal for investors, multi-generational families, or anyone looking to live up and rent down.