



GRASSROOTS
REALTY GROUP

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

4632 26 Avenue NE
Calgary, Alberta

MLS # A2267557



\$575,000

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,215 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: metal shelve in garage, 2 water barrels, 2 compost bins

This 4 level split offers numerous upgrades & features which include: newer windows, newer shingles, newer furnace & hot water tank, poured concrete walk, 2 fireplaces, over sized double detached garage, upgraded 3pc bathroom on 3rd level, paved alley & so much more. The main floor features a living room with fireplace, dining room & kitchen. The upper floor features a 4pc bath & 2 bedrooms. The primary bedroom offers a 2pc ensuite. The other large bedroom used to be 2 bedrooms, it would be very easy to convert back to 2 bedrooms,- total 3. The 3rd level features a 3pc bathroom, bedroom & large family room with 2nd fireplace. The 4th level features a rec room, cold room, cabinets with sink & utility room. The yard offers a patio with mature trees. Close to bus, shopping, schools, green spaces & LRT. Click on link to view 3D walkthrough.