



4636 26 Avenue NE
Calgary, Alberta

MLS # A2294387



\$650,000

Division:	Rundle		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,867 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, French Door, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: None

Welcome to a truly ONE-OF-A-KIND home offering space, versatility, and endless potential! Boasting over 2,812 SQ.FT of developed living space, this 4 BEDROOM + Den property is highlighted by an incredible 613 sq.ft. HEATED and AIR-CONDITIONED glass-enclosed SOLARIUM — a rare feature perfect for year-round enjoyment. Whether you envision a home office, fitness studio, media room, or a stunning space to host family and friends under the sky, this solarium is sure to impress. The main and upper levels feature newer laminate flooring, a spacious living room with a cozy wood-burning fireplace, and a functional kitchen with newer stainless steel appliances and dining area with sliding doors leading to the backyard. Upstairs, you'll find three well-sized bedrooms and 1.5 bathrooms, including a primary retreat with French doors opening directly to the solarium, also accessible via a beautiful curved staircase to the downstairs. The lower level offers even more flexibility with a large recreation space, bar area, fourth bedroom, den, additional 1.5 bathrooms, and a versatile flex room—ideal for growing families or multi-purpose living. Complete with an OVERSIZED ATTACHED GARAGE (21'2" x 34'), this home is move-in ready or presents an incredible opportunity to renovate and customize to your personal style and taste. This large CORNER LOT is just STEPS TO A PLAYGROUND, with schools, shopping, and amenities nearby — this is a home that truly stands apart!