



4104 26 Avenue SW
Calgary, Alberta

MLS # A2131822



\$999,999

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|------------------|---|---------------|-------------------|
| Division: | Glendale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,440 sq.ft. | Age: | 1954 (70 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Stall | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Front Ya | | |

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| Heating: | Make-up Air, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas, Zoned | Water: | - |
| Floors: | Carpet, Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Partial | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | RC-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bidet, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: n/a

For more information, please click on Brochure button below. Beautiful 1440 sq.ft. corner lot Glendale bungalow offers a unique opportunity for a home feeling of living in comfort and style by great private and public schools and a few minutes from the downtown core. Ideal location - close to Mount Royal University, Westbrook/Westhill/Signal Hill Shopping Malls, and easy access to Glenmore Trail and the 201-ring road. The property has been completely gutted, literally "back to the studs" and remodeled in a family-friendly classic and elegant style. This 5-bedroom house has 3 full bathrooms and a well-equipped kitchen with a cozy dining nook, a separate large multi-purpose room and a spacious living room with an open peninsula connected to the kitchen area, featuring this ideal and practical entertaining space. The downstairs highlights bright guest rooms, a bar with a fridge, dishwasher, sink and microwave as well as a huge 2D/3D Home theatre. The outdoors presents a beautiful landscape with established flower beds and a hedge fence around the house. Also, a playground, a garden area for your veggies and a deck with plenty of space for a dinner barbecue table set and sitting area by a central firepit and a designed waterfall surrounded by a gorgeous flower bed. An oversized double-car garage as well as a generous parking space for an RV or trailer.