



THE
A-TEAM

**RE/MAX
FIRST**

4104 26 Avenue, Calgary T3E 0P3

MLS®#: **A2131822**

Area: **Glendale**

Listing Date: **05/13/24**

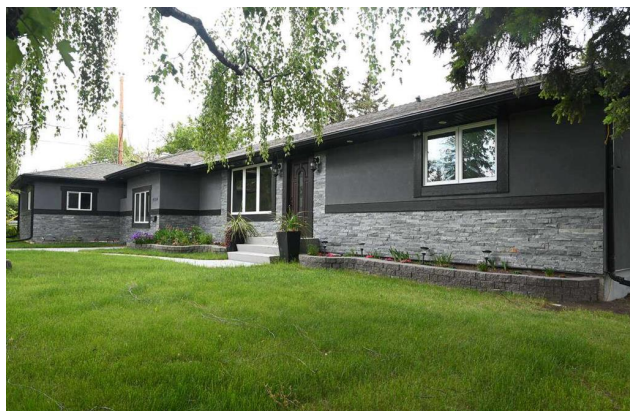
List Price: **\$999,990**

Status: **Active**

County: **Calgary**

Change: **-\$9, 25-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1954**

Finished Floor Area

Abv Sqft: **1,440**
Low Sqft:
Ttl Sqft: **1,440**

Lot Information

Lot Sz Ar: **5,800 sqft**
Lot Shape:

DOM

222
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Fruit Trees/Shrub(s),Few Trees,Front Yard,Lawn,Gentle Sloping,Landscaped,Street Lighting,Paved,Rectangular Lot**
Park Feat: **Double Garage Detached,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Make-up Air,Exhaust Fan,Fireplace(s),Forced Air,Natural Gas,Zoned**
Sewer:
Ext Feat: **Fire Pit,Garden,Playground,Rain Gutters**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Electric Range,ENERGY STAR Qualified Appliances,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Gas Water Heater,Microwave Hood Fan,Window Coverings**
Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	10`0" x 11`0"	Living Room	Main	12`2" x 18`0"
Dining Room	Main	8`0" x 9`0"	Bedroom - Primary	Main	11`5" x 12`2"
Bedroom	Main	9`4" x 11`5"	Bedroom	Main	9`0" x 11`0"
Family Room	Basement	11`2" x 23`7"	Bedroom	Basement	11`5" x 13`6"
Bedroom	Basement	8`6" x 13`4"	Laundry	Basement	6`0" x 7`0"
Furnace/Utility Room	Basement	9`0" x 10`8"	5pc Ensuite bath	Main	0`0" x 0`0"

4pc Bathroom

Main

0`0" x 0`0"

4pc Bathroom
Legal/Tax/Financial

Basement

0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

814GT

Zoning:
RC-1

Remarks

Pub Rmks: **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.**

Inclusions:
Property Listed By: **n/a
Easy List Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



