



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4535 26 Avenue, Calgary T3E 0P8**

MLS®#: **A2142833**

Area: **Glenbrook**

Listing Date: **06/19/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,600**

Low Sqft:

Ttl Sqft: **1,600**

Lot Information

Lot Sz Ar: **5,123 sqft**

Lot Shape:

DOM

**13**

Layout

Beds: **3 (1 2 )**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Landscaped,Level**  
Park Feat: **Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle,See Remarks**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Stucco**

Flooring:

**Ceramic Tile,Concrete,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Disposal,Double Oven,Freezer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Tankless Water Heater,Trash Compactor,Washer/Dryer**

Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Great Room	Main	20`0" x 4`0"	Dining Room	Main	13`10" x 13`10"
Kitchen	Main	18`9" x 14`10"	Bedroom - Primary	Main	16`5" x 13`11"
5pc Ensuite bath	Main	14`8" x 8`11"	Pantry	Main	10`8" x 7`5"
Walk-In Closet	Main	10`0" x 7`0"	2pc Bathroom	Main	5`9" x 4`11"
Foyer	Main	10`5" x 4`6"	Breakfast Nook	Main	9`10" x 7`11"

Family Room  
Bedroom  
Laundry

Lower  
Lower  
Lower

26`6" x 17`10"  
14`4" x 13`10"  
12`6" x 10`9"

Bedroom  
3pc Bathroom  
Storage

Lower  
Lower  
Lower

13`10" x 13`8"  
10`10" x 7`10"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

2736HS

Zoning:  
R-C1

Remarks

Pub Rmks:

**Open House June 30th from 1 pm to 3 pm, Discover the pinnacle of inner-city living in this beautifully crafted custom 2005 walk-out : to bungalow in the vibrant neighborhood of Glenbrook. This rare find features an elegant open-concept main floor with a state-of-the-art custom Denca kitchen equipped with granite countertops, a massive island, soft close doors and drawers and a full complement of stainless steel appliances, including double wall ovens, 6 burner gas cooktop, one year old refrigerator and a 78 sq.ft. walk-in pantry. The great room is light and bright with large south facing windows. Main level is highlighted with vaulted ceilings in the dining room and master suite, The deluxe ensuite features a large soaker tub, two vanities, and slate tiled shower. The master also boasts a walk-in closet you could dance in. The formal dining room can accommodate seating for 12. with lots of elbow room. The wide glass sided staircase leads to the lower walk-out level where you will find 2 large bedrooms with walk-in closets, a vast recreation room, perfect for entertainment and/or the mancave of your dreams. A bathroom with large shower, separate laundry room and storage room complete this level. Enjoy the serene outdoor space with a landscaped south garden and a cozy patio area. Additional features of this amazing home include the copper mansards and front door, a tankless hot water system, and hardwood flooring. With proximity and walking distance of all levels of schools, parks and the LRT, and quick highway access to the mountains. This home is an ideal sanctuary for a growing family, active professionals or empty nesters.**

Inclusions:  
Property Listed By:

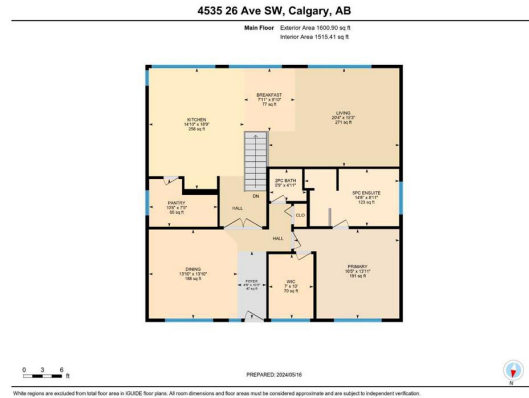
**window Coverings Blinds  
Royal LePage Benchmark**

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









White regions are excluded from total floor area in EXUDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



4535 26 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area: 1363.07 sq ft  
Interior Area: 1421.93 sq ft



0 4 8

PREPARED: 2024/05/16

White regions are excluded from total floor area in GAZDE floor plans. All room dimensions and floor area must be considered approximations and are subject to independent verification.

