



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**413 26 Avenue, Calgary T2M 3E3**

MLS®#: **A2170387**

Area: **Mount Pleasant**

Listing Date: **10/10/24**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **-\$28k, 25-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1947**

Lot Information

Lot Sz Ar: **6,006 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Low Maintenance Landscape,Interior Lot,Landscaped,Level,Private,Rectangular Lot**

Park Feat: **Double Garage Detached**

DOM

**72**

Layout

Beds: **3 (2 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat: **Breakfast Bar,Closet Organizers,Jetted Tub,Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 16`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`7" x 10`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 3`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>23`2" x 11`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`7" x 23`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`11" x 8`11"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 11`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`1" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>11`6" x 7`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>23`2" x 12`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`2" x 20`7"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 6`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4236AC**

Remarks

Pub Rmks: **Welcome to this stunning inner-city gem, boasting over 1565 square feet of meticulously maintained living space above grade, set on a sprawling '50x120' 6000 sqft R-CG lot. This property combines charm, functionality, and incredible development potential, creating an unmatched opportunity in the heart of Calgary. As you step through the entrance, you're welcomed by a bright and spacious living room featuring a beautifully tiled fireplace, gleaming hardwood floors, and large windows that flood the space with natural light. Elegant archways frame the living areas, adding character and style, while the formal dining room offers the perfect backdrop for hosting memorable dinners. Across the entrance, a charming breakfast nook leads into a well-appointed kitchen with light natural wood cabinetry, a beautifully tiled backsplash, and an oversized fridge. This space is ideal for both family meals and ambitious culinary endeavors. Upstairs, you'll find two expansive bedrooms offering ample room for relaxation, while the fully developed basement extends the living space with a third room perfect for a guest suite or home office, alongside a large recreation room for leisure activities. The real highlight, however, is the vast potential this property holds. The oversized double detached garage offers the potential possibility to add a carriage suite (With municipal compliance), creating a potential profitable income opportunity while holding the land for future appreciation. Additionally, with the expansive 50-foot-wide lot, there is the potential to build an even larger garage with a more spacious suite, further enhancing the future appeal to buyers. The property is also eligible for the popular MLI Select program, allowing buyers to leverage this opportunity to redevelop into a multi-family project, maximizing investment potential. Situated within minutes of the city core, this home offers the ultimate in convenience, with the vibrant energy of downtown Calgary at your doorstep. Whether you're looking to enjoy the inner-city lifestyle, explore future development, or create additional income streams, this home is a rare find that blends comfort, style, and opportunity in one of Calgary's most sought-after locations.**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Complete Realty**

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









