

**4735 26 Avenue, Calgary T3E0R3**

MLS®#: **A2172478**      Area: **Glenbrook**      Listing **10/24/24**      List Price: **\$630,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$20k, 08-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1959**  
Lot Information  
 Lot Sz Ar: **5,338 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **769**  
 Low Sqft:  
 Ttl Sqft: **769**

DOM  
**27**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Fruit Trees/Shrub(s),Garden,Level,Rectangular Lot**  
 Park Feat: **Oversized,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Bookcases,Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 14`5"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`3" x 12`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`9" x 17`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`3" x 20`1"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`3" x 20`1"</b>	<b>Storage</b>	<b>Basement</b>	<b>10`11" x 28`10"</b>

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

**H-GO**

Legal Desc:

**2736HS**

Remarks

Pub Rmks:

**\*\*\*FAMILY FRIENDLY BUNGALOW IN GLENBROOK!\*\*\* Enter this three bedroom home with over 1300 sq/ft of living space. The main floor with original oak hardwood in the living room, halls and bedrooms, a wood burning fireplace in the living room with tile surround and built in shelving, an upgraded BAY window installed in the living room. Renovated open kitchen with waffle ceiling, pot lights, tile backsplash throughout, panel ready dishwasher, gas stove top, double oven, under counter microwave, lights inside cabinets and drawers. The main bathroom features heated flooring, glass shower sliding door, with rain feature shower head, illuminated LED mirror. The main level also features 2 bedrooms, including the primary. Access the large back yard off the kitchen onto the deck, complete with gas BBQ line. The lower level with laundry, large open recreation/family room, large bedroom, with plenty of potential to redevelop. Large south facing back yard with garden, fruit trees and shrubs, a new back fence (2017) and a single OVER SIZED garage. Extremely close to numerous schools (\*including Catholic and Public), parks, transit, easy access to downtown and Westhills!! Book your showing today!!**

Inclusions:

**N/A**

Property Listed By:

**Century 21 Bamber Realty LTD.**

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









