



THE
A-TEAM

**RE/MAX
FIRST**

4115 26 Avenue, Calgary T3E0P4

MLS®#: **A2174634**

Area: **Glendale**

Listing Date: **10/26/24**

List Price: **\$1,175,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1957**

Lot Information

Lot Sz Ar: **5,952 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,129**
Low Sqft:
Ttl Sqft: **1,129**

DOM

3
Layout
Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Aluminum Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	
Family Room	Main	9`6" x 19`5"
Living Room	Main	13`4" x 12`8"
Bedroom - Primary	Main	12`0" x 11`11"
Bedroom	Basement	11`7" x 15`0"
Game Room	Basement	20`10" x 26`7"
Furnace/Utility Room	Basement	12`3" x 6`3"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`4" x 9`0"
Kitchen	Main	13`4" x 12`8"
Living Room	Main	11`6" x 17`5"
3pc Bathroom	Basement	
Laundry	Basement	5`6" x 7`2"
Storage	Basement	11`11" x 8`11"
2pc Ensuite bath	Main	

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **H-GO**

Legal Desc: **4216HE**

Remarks

Pub Rmks: **Seize this outstanding investment opportunity in the vibrant Glendale neighborhood! Nestled on a large corner lot, this charming bungalow presents a unique blend of comfort, convenience, and redevelopment potential. Zoned H-GO, the property offers substantial possibilities for building a high-demand rental complex. It's ideally located within walking distance of local shops, restaurants, the library, a recreation centre, and other amenities, with excellent access to public transit. The existing, well-maintained two-bedroom home features a thoughtfully designed layout. The main floor boasts a spacious primary suite, with a convenient 2-piece ensuite for added privacy. The open living room is perfect for entertaining, seamlessly connecting to the dining room and kitchen. The family room offers a versatile space, perfect for a variety of uses. A full 4-piece bathroom enhances the functionality of the space. The lower level expands the living area with a large rec room, offering endless possibilities for entertainment, relaxation, or hobbies. This floor also includes a third bedroom, a 3-piece bathroom, and a practical laundry area, making the home highly efficient. The outdoor space is just as inviting, featuring a fenced-in yard with a deck, an oversized detached garage, and ample front parking, along with an extra parking spot beside the garage. Whether you're looking to generate rental income now or hold the property for future redevelopment, this is a solid investment. For those ready to develop, plans are available and the Development Permit has been submitted.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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

