



THE
A-TEAM

**RE/MAX
FIRST**

4312 26 Avenue, Calgary T1Y 3J8

MLS® #: **A2178734**

Area: **Rundle**

Listing Date: **11/12/24**

List Price: **\$659,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1977**

Lot Information

Lot Sz Ar: **5,360 sqft**
Lot Shape:

Access:

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

DOM

9

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`11" x 9`1"	Living Room	Main	16`9" x 12`3"
Kitchen	Main	14`6" x 13`11"	Laundry	Main	3`8" x 3`3"
Bedroom - Primary	Main	13`4" x 11`7"	Bedroom	Main	10`1" x 8`7"
Bedroom	Main	13`5" x 8`11"	Bedroom	Basement	12`9" x 10`1"
Bedroom	Basement	11`10" x 10`7"	2pc Ensuite bath	Main	6`6" x 4`6"

3pc Bathroom
Kitchen

Main
Basement

8`10" x 4`11"
13`11" x 8`2"

4pc Bathroom

Basement

8`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7611294

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this beautifully renovated bungalow in the highly sought-after community of Rundle, just steps away from all the amenities you need. Featuring 5 bedrooms and 2.5 bathrooms, this home is perfect for first-time homebuyers, investors, or anyone needing more space for a growing family. As you approach, the charming front deck invites you to relax and enjoy the outdoors, whether you're basking in the sun or seeking shade. Inside, you'll find a bright and airy layout with vinyl plank flooring throughout the main living areas. The spacious living and dining room is perfect for hosting family and friends, while the eat-in kitchen offers plenty of counter space, new stainless steel appliances, and a large window above the sink. The master bedroom is generously sized, with room for a king-sized bed, and includes his-and-her closets as well as a convenient 2pc ensuite. Two additional bedrooms on the main floor share a beautifully updated bathroom with granite counters and a sleek tiled shower. The illegal basement suite has a separate entrance and features a large family room, an upgraded kitchen, a separate laundry area, two more bedrooms, and a 4pc bathroom—ideal for guests or as a potential rental space. The oversized double garage provides ample room for vehicles, tools, and projects. Recent renovations include new windows, new roof, new kitchen in basement and flooring. This home is ideally located within walking distance to the LRT, schools, parks, and a Leisure Center. It's also just minutes from Sunridge Mall, shopping, a hospital, and offers easy access to major routes.

Inclusions:
Property Listed By:

N/A
Century 21 Bravo Realty

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













