

4403 26 Avenue, Calgary T2B 1R8

MLS® #: **A2179573** Area: **Dover** Listing Date: **11/15/24** List Price: **\$715,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,907 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,831**
 Low Sqft:
 Ttl Sqft: **1,831**

DOM

6
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Lighting,Playground,Private Entrance**

Construction:
Vinyl Siding
 Flooring:
Carpet,Ceramic Tile,Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Smart Home,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`11" x 17`10"	Dining Room	Main	13`6" x 13`10"
Kitchen	Main	12`5" x 14`11"	2pc Bathroom	Main	5`0" x 7`7"
Bedroom - Primary	Upper	18`0" x 10`1"	5pc Ensuite bath	Upper	10`5" x 11`8"
Bedroom	Upper	12`9" x 10`10"	4pc Bathroom	Upper	4`11" x 9`0"
Bedroom	Upper	9`3" x 10`5"	Kitchen	Basement	12`11" x 9`9"

Living Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

9`7" x 7`9"
9`3" x 9`11"
6`6" x 10`0"

Bedroom
4pc Bathroom

Basement
Basement

16`7" x 11`7"
9`3" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910995

Zoning:
R-CG

Remarks

Pub Rmks: *****Check out the cinematic video tour***Discover one of Calgary's best-kept secrets with this impeccable 2021-built gem, just minutes from Downtown, featuring a LEGAL 2-bedroom basement suite. Boasting 5 bedrooms, 3.5 bathrooms, and approximately 2,650 sq. ft. of total living space, this property is perfect for families and investors seeking additional income or mortgage support. Situated on a huge 34x115 lot (about 4,000 sq. ft.), this home blends modern style with everyday practicality. Step inside to be wowed by the bright, premium feel of the spacious living room, complete with a beautiful electric fireplace. At the heart of the home is the open-concept gourmet kitchen, showcasing high-end stainless steel appliances, a gas range, under-cabinet lighting, and a large central island—perfect for hosting or family meals. A good-sized dining area and a convenient powder room complete the main floor. Upstairs, you'll find three large bedrooms, including a luxurious master suite with a spa-inspired 5-piece ensuite. The upper level also includes a 4-piece main bathroom and a laundry room for added convenience. The LEGAL basement suite is a standout feature, offering its own kitchen, laundry, two spacious bedrooms, a full bathroom, and a private entrance—ideal for renters, extended family, or Airbnb guests. Outside, enjoy a large backyard, a double detached garage, and additional parking for an RV or third vehicle. This home has many luxurious upgrades and truly has it all. Conveniently located near LRT, bus stop, top-rated schools, shopping, dining, parks, playgrounds and scenic walking paths, this home is also just a short drive from downtown Calgary. This is a rare opportunity to own a stylish, functional home in a prime location. Don't miss out—call your favorite REALTOR® today to schedule your private viewing!**

Inclusions: **All basement appliances and window coverings**
Property Listed By: **Real Broker**

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













