

# \$940,000 - 4104 26 Avenue Sw, Calgary

MLS® #A2192245

**\$940,000**

5 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0.13 Acres

Glendale., Calgary, Alberta

For more information, please click on Brochure button.

Beautiful over 1400 sq. ft. corner lot Glendale bungalow offers a unique opportunity for a home feeling of living in comfort and style by great private and public schools and a few minutes from the downtown core. Ideal location - close to Mount Royal University, Westbrook/Westhill/Signal Hill Shopping Malls, and easy access to Glenmore Trail and the 201-ring road. The property has been completely gutted, literally "back to the studs" and remodeled in a family-friendly classic and elegant style. This 5-bedroom house has 3 full bathrooms and a well-equipped kitchen with a cozy dining nook, a separate large multi-purpose room and a spacious living room with an open peninsula connected to the kitchen area, featuring this ideal and practical entertaining space. The downstairs highlights bright guest rooms, a bar with a fridge, dishwasher, sink and microwave as well as a huge 124" Screen 2D/3D Home theatre system. The outdoors presents a beautiful landscape with established flower beds and a hedge fence around the house. Also, a playground, a garden area for your veggies and a deck with plenty of space for a barbecue and a table set, a patio and sitting area by a central fire pit and a designed waterfall surrounded by a gorgeous flower bed. An oversized double-car garage as well as a generous parking space for an RV or a trailer.



Built in 1954

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192245    |
| Price          | \$940,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,440       |
| Acres          | 0.13        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4104 26 Avenue Sw |
| Subdivision | Glendale.         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 0P3           |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Stall, Double Garage Detached |
| # of Garages   | 2                             |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Bidet, Jetted Tub, Wired for Data |
| Appliances        | Bar Fridge, Electric Range, Microwave Hood Fan, Window Coverings, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Gas Water Heater   |
| Heating           | Fireplace(s), Forced Air, Natural Gas, Exhaust Fan, Make-up Air, Zoned   |
| Cooling           | None   |

|                 |                   |
|-----------------|-------------------|
| Fireplace       | Yes               |
| # of Fireplaces | 1                 |
| Fireplaces      | Gas               |
| Has Basement    | Yes               |
| Basement        | Finished, Partial |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Rain Gutters, Playground   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Paved, Rectangular Lot, Street Lighting, Gentle Sloping |
| Roof              | Asphalt  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Days on Market | 39                 |
| Zoning         | RC-1               |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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