



GRASSROOTS

REALTY GROUP

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**4716 26 Avenue SW
Calgary, Alberta**

MLS # A2308191



\$769,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,311 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Metal Siding , Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Smoking Home, Separate Entrance, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Welcome home to this beautifully maintained bungalow in the highly sought-after community of Glendale offering over 2,200 sq.ft. of developed living space on a large 56' x 120' H-GO zoned lot, offering excellent potential for future redevelopment opportunities. The standout feature of the home is the stunning family room with vaulted cedar ceilings, skylights, a gas fireplace and an abundance of natural light pouring through the large windows overlooking the backyard. The renovated kitchen features granite countertops, updated cabinetry, backsplash and appliances, while the main floor also offers laminate flooring throughout, three bedrooms and an updated bathroom. The fully developed basement includes a fourth bedroom with walk-in closet, a spacious recreation area and additional flex space. Additional updates include updated shingles, soffits and fascia, as well as a high efficiency furnace. Outside, the oversized single detached garage and long curved driveway provide ample parking, with this being one of the few homes on the street to feature a private driveway. Ideally located within walking distance to Optimist Athletic Park, multiple schools, parks, shopping, transit, bike paths and with quick access to major roadways. Book your showing today before it's gone!