



GRASSROOTS
REALTY GROUP

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4747 26 Avenue SW
Calgary, Alberta

MLS # A2315789



\$1,149,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Vinyl Windows		

Inclusions: Basement Suite - Dishwasher, Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

EXCEPTIONAL VALUE IN GLENBROOK - LUXURY 4 BED/3 BATH BUNGALOW WITH LEGAL BASEMENT SUITE. MAIN LEVEL: Designed for seamless entertaining, the bright open concept layout features soaring ceilings, expansive low-E windows, central A/C, and three elegant fireplaces. The chef-inspired kitchen boasts waterfall quartz countertops, premium built-in appliances, a warming drawer, a beverage fridge, and a statement wine display. Escape to the primary retreat complete with an architectural European-inspired ensuite, freestanding tub, and premium walk-in rain shower. A flexible second bedroom serves perfectly as a home office or guest room alongside an additional 3-piece bath. LEGAL LOWER BASEMENT SUITE: Completely independent with a private exterior entrance and separate laundry, the fully finished legal 2-bedroom suite offers premier flexibility as a luxury mortgage helper, multi-generational living space, or premium rental asset. MECHANICAL & EXTERIOR: Built to an impeccable standard with reinforced steel beam construction, 200-AMP main service, and an oversized detached double garage featuring its own 100-AMP service and EV rough-in. The rear pad offers an ideal footprint for a future studio, workspace, or private outdoor oasis. Minutes to downtown, top-tier schools, parks, and the LRT. This home is sure to leave a lasting impression.