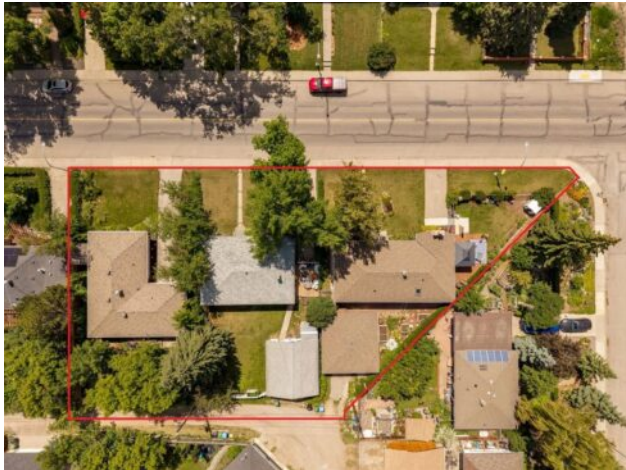




4520 26 Avenue SW
Calgary, Alberta

MLS # A2327914

\$1,000,000



Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,194 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Incredible land assembly opportunity in the mature community of Glendale. Lots 4520, 4524, and 4528 26 AVE SW are all for sale. This unique assembly features 240 feet of frontage and a total of 18,988 sq. ft. of land across three adjacent parcels with SOUTH exposure. The lots offer a flat landscape with rear alley access for ideal development conditions. This site presents significant potential for future development—specifically row townhouses with basement suites upon city approval—or as a long-term holding asset with three rentable homes already on-site. The site's south-facing exposure provides optimal lighting for future development so units will feel bigger, brighter and better, which in turn will improve your return on investment and attract more buyers. The location is highly desirable, situated just one block from Glendale Community Park's outdoor rink, tennis courts, and playground. It offers a 15-minute commute to downtown, is within walking distance of the LRT and Mount Royal University (MRU), and is close to diverse schooling options, including French, Spanish, and Montessori programs. Opportunities like this rarely become available, contact us TODAY to view!