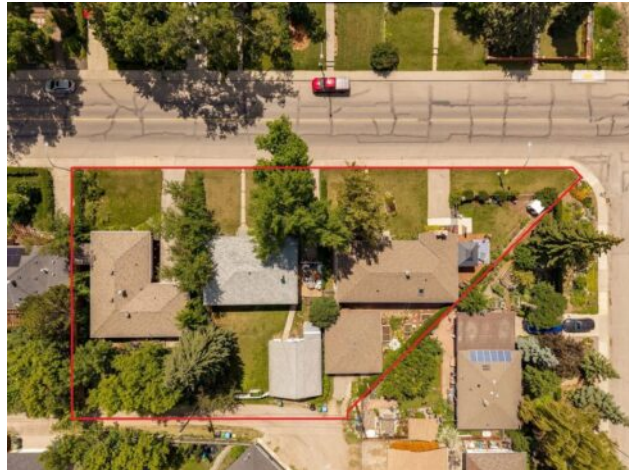




4528 26 Avenue SW
Calgary, Alberta

MLS # A2327958



\$1,000,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,449 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	No Smoking Home		

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, making units feel bigger, brighter and better. This will, in turn, 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 and is within walking distance of the 45th Street LRT and 17th Ave. You're also spoiled with diverse schooling options, including French, Spanish, and Montessori programs with St Thomas Aquinas School directly across the road, Glendale Elementary School and Calgary Christian School just a few blocks away and MRU a short commute. Opportunities like this rarely become available, contact us TODAY to view!