



GRASSROOTS
REALTY GROUP

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4528 26 Avenue SW
Calgary, Alberta

MLS # A2346588



\$729,900

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:	RC-1
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	No Smoking Home		

Inclusions: TV Mount in Bedroom, All storage room shelves, Basement Fridge, Garage Opener + 2 Remotes, Garden Beds, Wheelchair Lift, Shed

Located on a generous 6,996 sq/ft reverse pie lot, this home is just steps from schools, playgrounds, and walking paths while being just one block from Glendale Community Park's outdoor rink and tennis courts. Offering 5 bedrooms and 2 bathrooms across 2,900 sq/ft of living space, this is an extremely unique opportunity to get the extra square footage you've been looking for in Glendale. Entering the home, you'll find a beautiful SOUTH facing window complementing your formal living room. The galley kitchen has plenty of storage, overlooks your backyard, and opens to the dining and family room. This secondary living space, which includes a wood-burning fireplace and large patio doors leading to the west-facing side yard, makes this home incredibly unique. The side yard/backyard have a large deck, mature landscape and garden beds. The main floor is complete with 3 total bedrooms and a 3-piece bathroom. Heading downstairs you have a huge rec space that can double as a play room, secondary living room and gym. There are two more bedrooms, another 3 piece bathroom and two huge storage rooms so you'll never feel cramped. This home also comes with an oversized 25 x 23 garage and 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!