



GRASSROOTS
REALTY GROUP

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4711 26 Avenue SW
Calgary, Alberta

MLS # A2347655



\$760,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SUNDAY SEPTEMBER 27 12:00-3:00pm. Welcome to this fully renovated and modernized bungalow in the established community of Glenbrook. This isn't simply a cosmetic renovation — extensive work has been completed throughout the home, including many of the major components that buyers of an older property often have to think about. The roof, windows, Hardie board exterior, furnace, hot water tank, electrical wiring and plumbing lines upgraded to PEX have all been updated, along with the appliances, flooring, kitchen and bathrooms. The result is a home that offers modern finishes along with the added comfort of knowing so many of the big-ticket items have already been taken care of. The main floor offers just over 1,000 sq. ft. with a spacious living room, renovated kitchen, two bedrooms, an updated 4-piece bathroom and convenient main-floor laundry. Downstairs, the fully finished basement adds a large recreation room, third bedroom and updated 3-piece bathroom. The oversized utility room provides plenty of additional storage and space to create a workshop for anyone looking for a dedicated area for projects or hobbies. Outside, the home sits on a 50' x 105' lot and features a large rear deck with plenty of room for entertaining and hosting friends and family throughout the summer, along with a south-facing backyard and double detached garage. Located in Glenbrook, you'll enjoy the convenience of an established inner-city community with easy access to schools, parks, shopping and major routes, while remaining just a short commute from downtown Calgary. Updated from the inside out, this home combines a fully modernized living space with the comfort of knowing the major work has already been done. Move in, settle in and enjoy.

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