



GRASSROOTS
REALTY GROUP

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4539 26 Avenue SW
Calgary, Alberta

MLS # A2349432



\$685,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Mixed, Stucco
Foundation:	Poured Concrete
Features:	Recessed Lighting, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: None

Welcome to this charming 5-bedroom bungalow offering over 1000 sq ft of main-floor living on a 50-foot wide, 5,145 sq ft lot in established Glenbrook. Behind the picket fence and front porch is a bright main floor with hardwood floors, a spacious living room, an updated kitchen with eating area, 3 bedrooms and a 4-piece bath. The finished basement adds a large family room, games room, 2 more bedrooms, a 3-piece bath and laundry. Key updates include roof (2022), furnace (2023), tankless hot water (2026), a 125-amp electrical panel and all main-floor windows replaced. Outside, enjoy a big fenced private yard with patio and garden, plus an oversized 23' x 23' double detached garage off the back lane. Walk to Glenbrook School, St. Gregory and Calgary Christian School, with parks, playgrounds and tennis courts nearby. Walking distance to the 45 Street C-Train station and minutes to Westhills, Signal Hill, Mount Royal University, Stoney Trail and downtown. Basement windows are not egress. Book your private showing today!