



\$ 819,900.00

## 4908 26 AVENUE SW CALGARY

<https://paulbrinton.com>

REDUCED TO SELL! OPEN HOUSE Sat. DEC 4, 3:00-3 PM; Sun DEC 5 1-4 PM! OVERSIZED LOT WITH OVERSIZED TRIPLE GARAGE! No expense spared in the complete and thorough renovation of this 2600 sq ft of living space, just minutes away from Glendale's Turtle Hill, parks, playgrounds, SCHOOLS galore, community...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1159130

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-30 18:22:15

**Bathrooms:** 3

**Bedrooms Above Grade:** 2

**Date added:** 11/05/21

**Lot size:** 7793 sq ft

**Year built:** 1958

**Parking:** Garage Door Opener, Garage Faces Rear, Off Street, On Street, Oversized, Triple Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Accessibility Features:** Accessible Entrance

**Fireplace Features:** Basement, Electric, Gas

**Community Features:** Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Tennis Court(s), Shopping Nearby

**Fencing:** Fenced

**District:** CAL Zone W

**Total Parking:** 6

**Flooring:** Carpet, Ceramic Tile, Hardwood, See Remarks

**Water Source:** Public

**Utilities:** Electricity Connected, Natural Gas Connected, Garbage Collection, See Remarks, Sewer Connected, Water Connected

**Exterior Features:** Garden, Lighting, Private Yard

**Electric:** Certified Volts/Amps

**Cooling:** None



**Inclusions:** none

**Lot Features:** Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Low Maintenance Landscape,Landscaped,Level,Open Lot,Private,Rectangular Lot,See Remarks,Treed

**Heating Type:** High Efficiency,Forced Air,Natural Gas

**Interior Features:** Bar,Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,See Remarks,Soaking Tub,Storage,Track Lighting,Vinyl Windows,Wet Bar

**Roof Type:** Asphalt

**Sewer Septic:** Public Sewer

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Photo Count:** 28

**Unit Exposure:** S

**Suite:** No

**Frontage Metres:** 19.81M 65`0"

**Living Area SF:** 1282.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 662.95

**Rooms Above Grade:** 5

**Construction Materials:**

Stone,Stucco,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Dishwasher,Electric Oven,Electric Stove,ENERGY STAR Qualified Appliances,Humidifier,Microwave Hood Fan,Refrigerator,See Remarks,Water Conditioner,Wine Refrigerator

**Subdivision Name:** Glendale

**Lot Size Acres:** 0.18

