



# 4115 26 Avenue Calgary Alberta

\$1,175,000

Seize this outstanding investment opportunity in the vibrant Glendale neighborhood! Nestled on a large corner lot, this charming bungalow presents a unique blend of comfort, convenience, and redevelopment potential. Zoned H-GO, the property offers substantial possibilities for building a high-demand rental complex. It's ideally located within walking distance of local shops, restaurants, the library, a recreation centre, and other amenities, with excellent access to public transit. The existing, well-maintained two-bedroom home features a thoughtfully designed layout. The main floor boasts a spacious primary suite, with a convenient 2-piece ensuite for added privacy. The open living room is perfect for entertaining, seamlessly connecting to the dining room and kitchen. The family room offers a versatile space, perfect for a variety of uses. A full 4-piece bathroom enhances the functionality of the space. The lower level expands the living area with a large rec room, offering endless possibilities for entertainment, relaxation, or hobbies. This floor also includes a third bedroom, a 3-piece bathroom, and a practical laundry area, making the home highly efficient. The outdoor space is just as inviting, featuring a fenced-in yard with a deck, an oversized detached garage, and ample front parking, along with an extra parking spot beside the garage. Whether you're looking to generate rental income now or hold the property for future redevelopment, this is a solid investment. For those ready to develop, plans are available and the Development Permit has been submitted. (id:6769)

3pc Bathroom Measurements not available  
 Bedroom 11.58 Ft x 15.00 Ft  
 Laundry room 5.50 Ft x 7.17 Ft  
 Recreational, Games room 20.83 Ft x 26.58 Ft  
 Storage 11.92 Ft x 8.92 Ft  
 Furnace 12.25 Ft x 6.25 Ft  
 4pc Bathroom Measurements not available

Dining room 11.33 Ft x 9.00 Ft  
 Family room 9.50 Ft x 19.42 Ft  
 Kitchen 13.33 Ft x 12.67 Ft  
 Living room 13.33 Ft x 12.67 Ft  
 Living room 11.50 Ft x 17.42 Ft  
 Primary Bedroom 12.00 Ft x 11.92 Ft  
 2pc Bathroom Measurements not available

Listing Presented By:



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Century 21 Bamber Realty LTD.

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