



## 413 26 Avenue Calgary Alberta

\$924,988

Welcome to this stunning inner-city gem, boasting over 1565 square feet of meticulously maintained living space above grade, set on a sprawling '50x120' 6000 sqft R-C2 lot. This property combines charm, functionality, and incredible development potential, creating an unmatched opportunity in the heart of Calgary. As you step through the entrance, you're welcomed by a bright and spacious living room featuring a beautifully tiled fireplace, gleaming hardwood floors, and large windows that flood the space with natural light. Elegant archways frame the living areas, adding character and style, while the formal dining room offers the perfect backdrop for hosting memorable dinners. Across the entrance, a charming breakfast nook leads into a well-appointed kitchen with light natural wood cabinetry, a beautifully tiled backsplash, and an oversized fridge. This space is ideal for both family meals and ambitious culinary endeavors. Upstairs, you'll find two expansive bedrooms offering ample room for relaxation, while the fully developed basement extends the living space with a third room perfect for a guest suite or home office, alongside a large recreation room for leisure activities. The real highlight, however, is the vast potential this property holds. The oversized double detached garage offers the potential possibility to add a carriage suite (With municipal compliance), creating a potential profitable income opportunity while holding the land for future appreciation. Additionally, with the expansive 50-foot-wide lot, there is the potential to build an even larger garage with a more spacious suite, further enhancing the future appeal to buyers. The property is also eligible for the popular MLI Select program, allowing buyers to leverage this opportunity to redevelop into a multi-family project, maximizing investment potential. Situated within minutes of the city core, thi...

4pc Bathroom 11.50 Ft x 7.92 Ft

Bedroom 23.17 Ft x 11.58 Ft

Primary Bedroom 23.17 Ft x 12.50 Ft

Recreational, Games room 14.58 Ft x 23.25 Ft

Laundry room 11.17 Ft x 20.58 Ft

Bedroom 10.92 Ft x 8.92 Ft

4pc Bathroom 8.33 Ft x 6.25 Ft

Living room 11.42 Ft x 16.58 Ft

Kitchen 11.50 Ft x 11.58 Ft

Dining room 11.58 Ft x 10.00 Ft

Dining room 11.08 Ft x 9.92 Ft

2pc Bathroom 4.92 Ft x 3.75 Ft

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Listing Presented By:



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(CENTRAL)**

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