



4511 26 Avenue Calgary Alberta

\$450,000

Welcome to this beautiful bi-level home, thoughtfully updated to provide contemporary comfort and style. With over 2,000 square feet of living space, this property offers a perfect blend of modern amenities and practical design. The main floor was recently renovated, featuring high-quality finishes including granite countertops, new cabinets, a stylish backsplash, and modern appliances. The open concept design seamlessly connects the kitchen, dining area, and living room with a stunning stone fireplace, creating an inviting space with the natural light that floods in through the bay windows for family gatherings and entertaining. There are 2 spacious bedrooms and a fully renovated bathroom with contemporary fixtures and finishes: new sink, bidet, anti-fog wall and vanity makeup mirror with lights. The finished basement is an illegal suite with a good size living room, kitchen, dining room, 2 bedrooms & a 4 pc. bathroom. The sizable, fenced yard provides a safe and private outdoor space for children, pets, or gardening enthusiasts. The roof was replaced in 2021, the hot water tank was updated about five years ago, & newer windows. There is parking for 2 vehicles at the back. Conveniently close to schools, parks, shopping, Valleyview Spray Park and Playground and other amenities. (id:6769)

- Living room 6.56 M x 3.24 M
- Kitchen 2.97 M x 3.15 M
- Dining room 2.51 M x 1.94 M
- Primary Bedroom 3.29 M x 3.58 M
- Bedroom 4.09 M x 2.79 M
- 4pc Bathroom 2.78 M x 2.72 M
- Laundry room 2.63 M x 3.32 M

- Living room 5.18 M x 3.28 M
- Kitchen 3.85 M x 3.52 M
- Dining room 3.32 M x 3.40 M
- Primary Bedroom 3.70 M x 3.62 M
- Bedroom 2.96 M x 3.63 M
- 4pc Bathroom 2.25 M x 1.73 M

Listing Presented By:



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**RE/MAX REAL ESTATE
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