



## 5224 26 Avenue Calgary Alberta

\$669,000

This beautifully renovated bungalow on a prime corner lot offers a fantastic opportunity for a first time home buyer with mortgage helper basement! The upper level features 3 bedrooms, including a primary bedroom with a 2-piece ensuite, along with a full bathroom. Enjoy the new, modern kitchen with stainless steel appliances, quartz countertops, a pantry, built-in microwave, smart 900 CFM hood fan, smart refrigerator, and a large island. The open-concept living and dining areas showcase a gorgeous media wall, and the entire home is upgraded with luxury vinyl plank flooring, new energy-efficient windows, and LED lighting with pot lights. Additional upgrades include new bathrooms, smart home technology (Alexa Premium, connected door sensors, EcoBee Premium thermostat), and central air conditioning. The lower level, with its own separate entrance, offers a suited (illegal suite) basement with an L-shaped kitchen, spacious living/dining areas, 3 bedrooms (one with a walk-in closet), and a 3-piece bathroom. Common laundry is conveniently located in the utility room. Outside, enjoy the large backyard with large green area, a spacious deck and oversized double detached garage. Ideally located across from Lester B. Pearson High School, St. Rose Jr. High, and the Village Square Center, with a bus stop right at your doorstep. Don't miss out on this incredible home. Call your favourite Realtor now! (id:6769)

3pc Bathroom 6.83 Ft x 6.08 Ft  
Bedroom 12.42 Ft x 9.08 Ft  
Bedroom 10.17 Ft x 10.08 Ft  
Bedroom 10.83 Ft x 12.17 Ft  
Kitchen 10.08 Ft x 16.58 Ft  
Laundry room 5.75 Ft x 7.08 Ft  
Living room 12.67 Ft x 12.08 Ft  
Furnace 6.75 Ft x 7.25 Ft

2pc Bathroom 4.08 Ft x 5.00 Ft  
4pc Bathroom 7.58 Ft x 5.08 Ft  
Bedroom 9.58 Ft x 8.08 Ft  
Bedroom 9.58 Ft x 8.75 Ft  
Dining room 8.42 Ft x 6.08 Ft  
Kitchen 15.58 Ft x 15.17 Ft  
Living room 11.75 Ft x 19.67 Ft  
Primary Bedroom 13.92 Ft x 12.50 Ft

Listing Presented By:



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