



## 4703 26 Avenue Calgary Alberta

\$760,000

Prime location!!! Unique opportunity to own a Stunning corner lot with H-GO ZONING, This home is fully finished and is ready for you to move in! It features new furnace 2024, oversized heated detached garage, Electrical panel 2022. As you enter the home you'll find an open-concept living room, dining area, Kitchen with quartz counter tops and stainless steel appliances, with large new windows that fill the space with natural light. 2 spacious bedrooms and a full bathroom. The finished basement offers even more space, including a mini bar with a large rec area, an additional bedroom, with full bathroom, and a convenient laundry room. Settle in now so you can start enjoying the huge south facing backyard, perfect for summer gatherings, BBQs or simply relaxing in the sun. There is plenty of room for outdoor furniture, play areas, even a garden if you like - Ideal for making the most of the warm months. Conveniently located close to Downtown Calgary, main roads like Glenmore, Crowchild and Stoney trail, Mount Royal University, 17th Ave... And more (id:6769)

4pc Bathroom 1.80 M x 2.23 M

Bedroom 3.25 M x 3.73 M

Family room 5.49 M x 5.64 M

Other .69 M x 1.83 M

Laundry room .84 M x 2.19 M

Furnace 1.14 M x 3.12 M

Other 1.22 M x 1.68 M

Kitchen 2.67 M x 3.81 M

Dining room 2.67 M x 3.43 M

Living room 3.23 M x 5.33 M

Primary Bedroom 2.82 M x 3.94 M

Bedroom 2.74 M x 3.38 M

Other .99 M x 1.14 M

4pc Bathroom 1.50 M x 2.31 M

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://www.facebook.com/CatalinaMarinRealtor/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)