

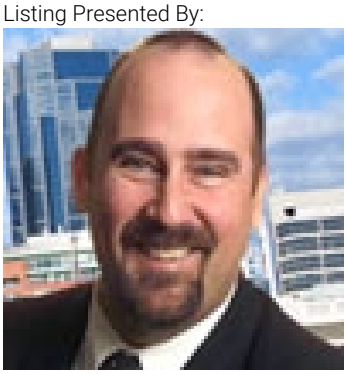
4539 26 Avenue Calgary Alberta

$685,000

Welcome to this charming 5-bedroom bungalow offering over 1000 sq ft of main-floor living on a 50-foot wide, 5,145 sq ft lot in established Glenbrook. Behind the picket fence and front porch is a bright main floor with hardwood floors, a spacious living room, an updated kitchen with eating area, 3 bedrooms and a 4-piece bath. The finished basement adds a large family room, games room, 2 more bedrooms, a 3-piece bath and laundry. Key updates include roof (2022), furnace (2023), tankless hot water (2026), a 125-amp electrical panel and all main-floor windows replaced. Outside, enjoy a big fenced private yard with patio and garden, plus an oversized 23' x 23' double detached garage off the back lane. Walk to Glenbrook School, St. Gregory and Calgary Christian School, with parks, playgrounds and tennis courts nearby. Walking distance to the 45 Street C-Train station and minutes to Westhills, Signal Hill, Mount Royal University, Stoney Trail and downtown. Basement windows are not egress. Book your private showing today! (id:6769)

Furnace 11.50 Ft x 8.67 Ft
3pc Bathroom 6.50 Ft x 7.17 Ft
Bedroom 10.92 Ft x 8.67 Ft
Den 11.00 Ft x 9.58 Ft
Bedroom 12.67 Ft x 10.67 Ft
Recreational, Games room 14.92 Ft x 25.17 Ft
4pc Bathroom 9.92 Ft x 4.92 Ft
Bedroom 11.33 Ft x 8.00 Ft
Bedroom 9.92 Ft x 12.42 Ft
Bedroom 11.50 Ft x 8.33 Ft
Kitchen 10.00 Ft x 14.83 Ft
Living room 12.83 Ft x 17.58 Ft
Other 9.58 Ft x 4.67 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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