

**4104 26 Avenue SW
Calgary, Alberta**

MLS # A2192245



\$999,990

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Stall		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Few Trees, Front Ya		

Heating:	Make-up Air, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	n/a		

For more information, please click on Brochure button. Beautiful over 1400 sq. ft. corner lot Glendale bungalow offers a unique opportunity for a home feeling of living in comfort and style by great private and public schools and a few minutes from the downtown core. Ideal location - close to Mount Royal University, Westbrook/Westhill/Signal Hill Shopping Malls, and easy access to Glenmore Trail and the 201-ring road. The property has been completely gutted, literally "back to the studs" and remodeled in a family-friendly classic and elegant style. This 5-bedroom house has 3 full bathrooms and a well-equipped kitchen with a cozy dining nook, a separate large multi-purpose room and a spacious living room with an open peninsula connected to the kitchen area, featuring this ideal and practical entertaining space. The downstairs highlights bright guest rooms, a bar with a fridge, dishwasher, sink and microwave as well as a huge 124" Screen 2D/3D Home theatre system. The outdoors presents a beautiful landscape with established flower beds and a hedge fence around the house. Also, a playground, a garden area for your veggies and a deck with plenty of space for a barbecue and a table set, a patio and sitting area by a central fire pit and a designed waterfall surrounded by a gorgeous flower bed. An oversized double-car garage as well as a generous parking space for an RV or a trailer.