# \$844,900 - 4507 26 Avenue Sw, Calgary

MLS® #A2221764

## \$844,900

3 Bedroom, 2.00 Bathroom, 812 sqft Residential on 0.12 Acres

Glenbrook, Calgary, Alberta

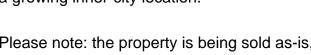
This DP-approved H-GO lot in Glenbrook presents a rare opportunity for an 8-unit residential development that's ready to go. With zoning and approvals already secured, much of the heavy lifting has been doneâ€"offering a streamlined path to redevelopment.

Ideally located just minutes from Westbrook LRT, the site provides easy access to downtown and excellent connectivity via nearby routes like Glenmore Trail and Stony Trail.

Set in a well-established neighborhood, Glenbrook is known for its welcoming community and convenient access to essentials. Mount Royal University, Signal Hill Shopping Centre, schools, parks, and recreation facilities are all close byâ€"enhancing everyday livability and long-term value.

Whether you're planning to build and rent, hold for the future, or explore multi-family housing options, this is a smart opportunity in a growing inner-city location.

Please note: the property is being sold as-is, where-is, and an RPR will not be provided.



Built in 1959

#### **Essential Information**







MLS® # A2221764 Price \$844,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 812

Acres 0.12 Year Built 1959

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 4507 26 Avenue Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E0P8

## **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces None Has Basement Yes

Basement Partial, Partially Finished

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance

Landscape

Roof Asphalt

Construction Aluminum Siding, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 15th, 2025

Days on Market 39

Zoning H-GO

## **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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