

# \$829,000 - 4399 26 Avenue Se, Calgary

MLS® #A2206933

**\$829,000**

5 Bedroom, 4.00 Bathroom, 2,277 sqft

Residential on 0.09 Acres

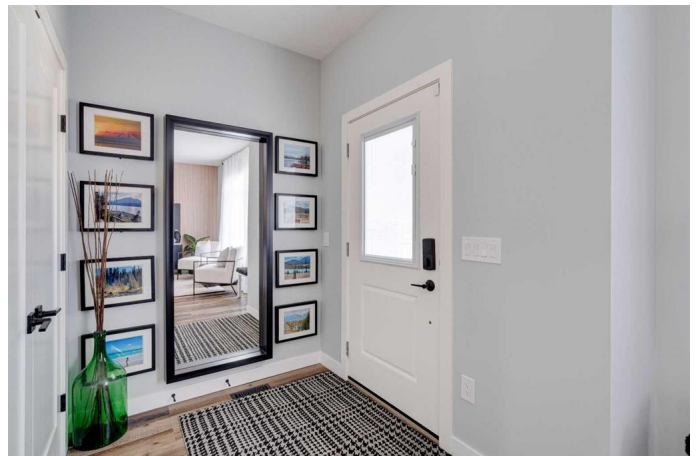
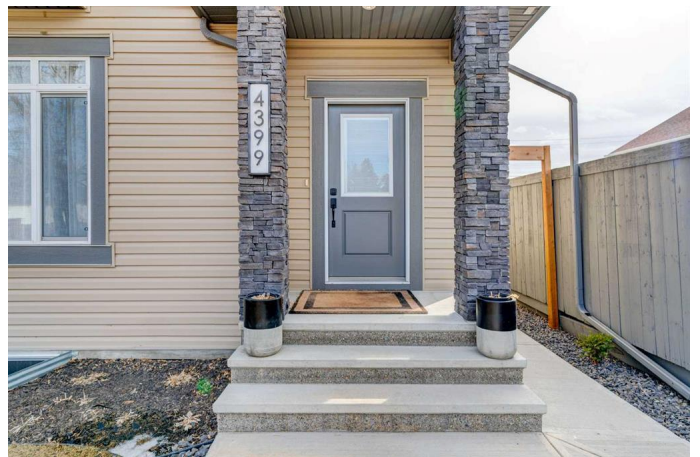
Dover, Calgary, Alberta

Welcome to your new dream home situated on a 33 foot wide lot. This meticulously built home has it ALL!! Including a Legal Secondary Basement Suite. Some of the interior finishes include:

- 9 foot ceilings on main floor and basement
- Gas Fireplace w/ Custom Mantle
- Custom Chefsâ€™™ Kitchen w/ Ceiling Height Light-up Glass Cabinets, Garbage Pullout and Upgraded Hardware
- Stainless-Steel Kitchen Appliances w/ Built-in Microwave
- Granite countertops and tiled backsplash
- Custom MDF work and custom wall panels throughout home
- Vinyl plank flooring on the main floor & lower level stairs and legal secondary basement suite
- Carpeted Bedrooms
- Air Conditioning (A/C)
- Front load oversized laundry machines
- 5pc master ensuite w/ oversized tub and upgraded faucet
- Rare Loft/Bonus Room on upper floor
- Basement Secondary Suite Complete w/ Separate Furnace

Some of the exterior features include:

- Large Rear Patio Space Great For Entertaining
- Air Conditioner (A/C) Unit
- Rear Lane with Backyard & Garage Access
- Heated Double Car Garage, Fully Insulated, Drywalled & Painted



- \$38000.00 Fully Paid Solar Panel Package Included
- Separate Side Entrance to Legal Registered Secondary Suite
- Fully Fenced and Landscaped
- Legal Exterior Private Parking Pad
- And So Much MORE!!!

This home is located close to transit, schools, playgrounds, restaurants, shopping and so much more. Easy and quick access to Deerfoot and Stoney Trail. Don't miss out on your chance to own this high end unique rare custom home that also has a 2 bedroom mortgage helper in the basement. Call your favorite Realtor today to book your private viewing, as this charming home won't last long!

Built in 2020

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206933    |
| Price          | \$829,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,277       |
| Acres          | 0.09        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4399 26 Avenue Se |
| Subdivision | Dover             |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |

Postal Code T2B 1G8

### Amenities

Parking Spaces 3

Parking Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Outside, Stall, Unpaved

# of Garages 2

### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings, Gas Range

Heating High Efficiency, Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Mantle

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features BBQ gas line, Garden, Lighting, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025

Days on Market 18

Zoning RC-G

### Listing Details

Listing Office Synterra Realty

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