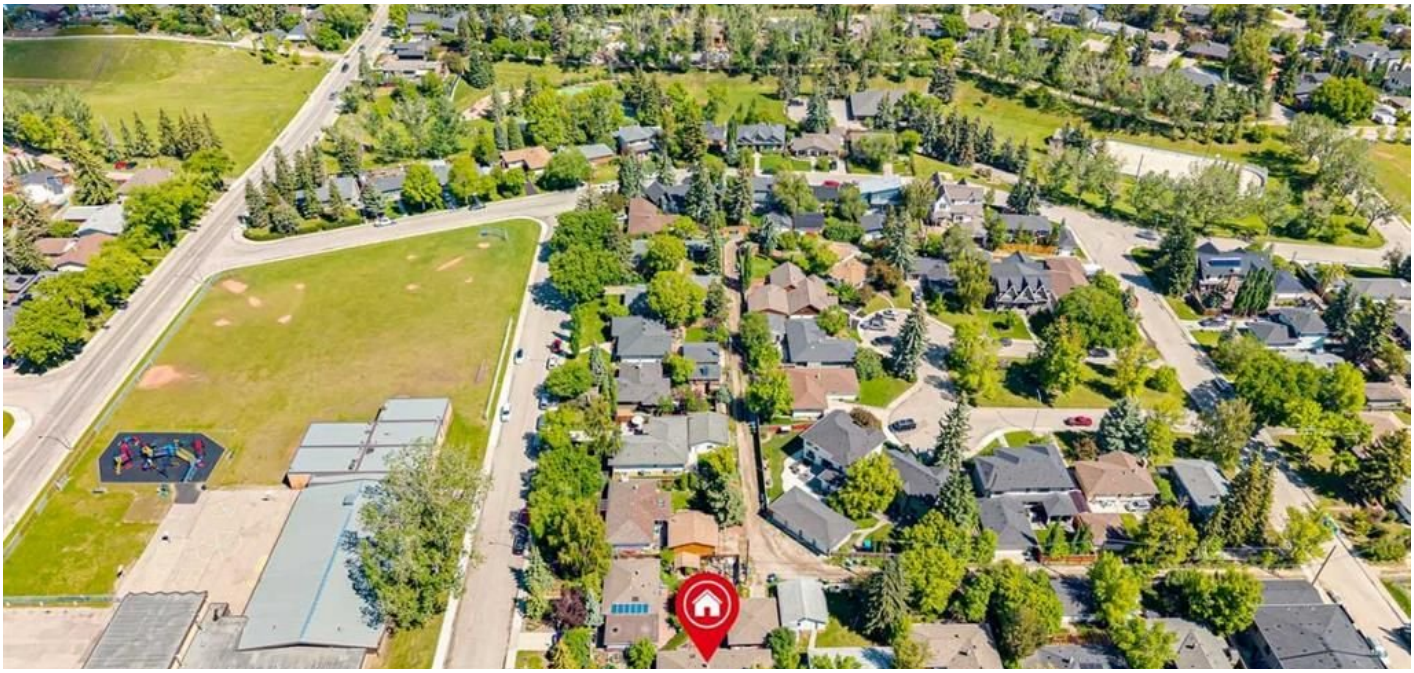
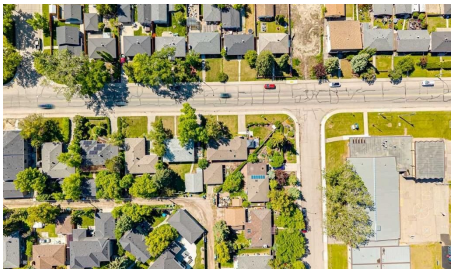
4528 26 Avenue SW

Calgary | Active | MLS® A2346588

$699,888









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1956**	**1,449 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Located on a generous 6,996 sq/ft reverse pie lot, this home is just steps from schools, playgrounds, and walking paths while being just one block from Glendale Community Park’s outdoor rink and tennis courts. Offering 5 bedrooms and 2 bathrooms across 2,900 sq/ft of living space, this is an extremely unique opportunity to get the extra square footage you've been looking for in Glendale. Entering the home, you'll find a beautiful SOUTH facing window complementing your formal living room. The galley kitchen has plenty of storage, overlooks your backyard, and opens to the dining and family room. This secondary living space, which includes a wood-burning fireplace and large patio doors leading to the west-facing side yard, makes this home incredibly unique. The side yard/backyard have a large deck, mature landscape and garden beds. The main floor is complete with 3 total bedrooms and a 3-piece bathroom. Heading downstairs you have a huge rec space that can double as a play room, secondary living room and gym. There are two more bedrooms, another 3 piece bathroom and two huge storage rooms so you'll never feel cramped. This home also comes with an oversized 25 x 23 garage and it offers a 15-minute commute to downtown and is within walking distance of the 45th Street LRT and 17th Ave. You're also spoiled with diverse schooling options, including French, Spanish, and Montessori programs with St Thomas Aquinas School directly across the road, Glendale Elementary School and Calgary Christian School just a fwe blocks away and MRU a short commute. Opportunities like this rarely become available, contact us TODAY to view!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346588
Bedrooms	5
Bathrooms	2
Year Built	1956
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,449 sq. ft.
Below Grade Finished Area:	1,494 sq. ft.
Acreage:	No
Lot Area:	6,996 sq. ft.
Lot Frontage:	36'7"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1956 (Age: 70)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	627GV
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete, Preserved Wood
New Constr.:	No
Construction Material:	Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Glendale (Calgary)
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Inclusions:	TV Mount in Bedroom, All storage room shelves, Basement Fridge, Garage Opener + 2 Remotes, Garden Beds, Wheelchair Lift, Shed
Restrictions:	None Known
Main Floor	Bedroom · 11'3" × 8'6" ·
Main Floor	Bedroom · 11'8" × 9'1" ·
Main Floor	Family Room · 29'4" × 13'8" ·
Main Floor	Kitchen · 18'8" × 12'5" ·
Main Floor	Living Room · 19'3" × 14'1" ·
Main Floor	Bedroom - Primary · 11'8" × 10'4" ·
Lower Level	Bedroom · 9'7" × 9'2" ·
Lower Level	Bedroom · 12' × 9'7" ·
Lower Level	Laundry · 18'3" × 13'5" ·
Lower Level	Game Room · 28'4" × 16'10" ·
Lower Level	Storage · 20'9" × 13'2" ·
Lower Level	Storage · 13'4" × 9'10" ·

Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	Deck, Wrap Around
Lot Features:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	RC-1
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4528-26-avenue-sw-calgary-a2346588/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.