4539 26 Avenue SW

Calgary | Active | MLS® A2349432

$685,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1959**	**1,007.47 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349432
Bedrooms	5
Bathrooms	2
Year Built	1959
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:	1,007.47 sq. ft.
Main Level Finished Area:	1,007.47 sq. ft.
Below Grade Finished Area:	889.45 sq. ft.

Acreage:	No
Lot Area:	5,145 sq. ft.
Lot Frontage:	50'½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1959 (Age: 67)
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:	2736HS
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Mixed, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	None
Restrictions:	Encroachment
Main Floor	Bedroom · 11'4" × 8' ·
Main Floor	Bedroom · 12'5" × 9'11" ·
Main Floor	Kitchen · 14'10" × 10' ·
Main Floor	Living Room · 17'7" × 12'10" ·
Main Floor	Mud Room · 9'7" × 4'8" ·
Main Floor	Bedroom · 11'6" × 8'4" ·
Basement	Game Room · 25'2" × 14'11" ·
Basement	Furnace/Utility Room · 11'6" × 8'8" ·
Basement	Bedroom · 10'11" × 8'8" ·
Basement	Den · 11' × 9'7" ·
Basement	Bedroom · 12'8" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Recessed Lighting, Vinyl Windows
Exterior Features:	Other

Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Standard Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	H-GO
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4539-26-avenue-sw-calgary-a2349432/

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