

# \$869,000 - 4507 26 Avenue Sw, Calgary

MLS® #A2221764

**\$869,000**

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 done—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 by—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	\$869,000
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	Partially Finished, Partial

### Exterior

Exterior Features	Private Yard
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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	3
Zoning	H-GO

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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