

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

MLS® #A2206933

**\$829,000**

5 Bedroom, 4.00 Bathroom, 2,277 sqft  
Residential on 0.09 Acres

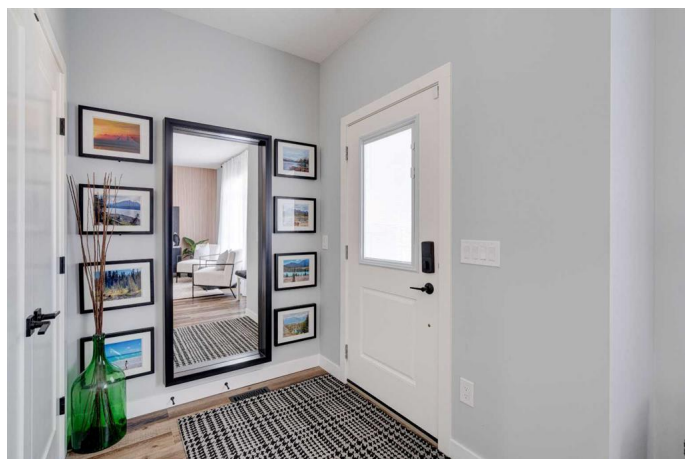
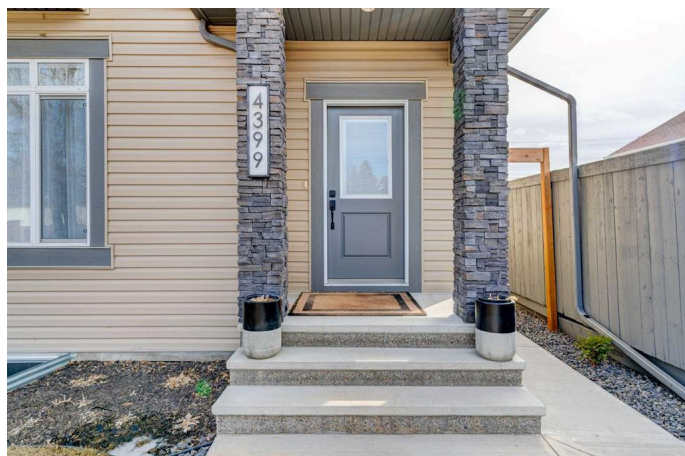
Dover, Calgary, Alberta

Welcome to your new dream home situated on a 33 foot wide lot. This meticulously built home has it ALL!! 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 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, Stall, Unpaved, Outside
# 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	4
Zoning	RC-G

### **Listing Details**

Listing Office	Synterra Realty
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