

# \$599,000 - 421 26 Avenue Ne, Calgary

MLS® #A2207334

**\$599,000**

5 Bedroom, 2.00 Bathroom, 1,168 sqft  
Residential on 0.11 Acres

Winston Heights/Mountview, Calgary, Alberta

Spacious, bright & welcoming semi-detached with illegal suite in the desirable Inner City community of Winston Heights Mountview. Amazing investment opportunity or a lovely family home, this property is completely versatile! Live up and rent Down! The Main Floor features 1168 SqFt of living area with 3 good sized bedrooms, one of which has sliding patio doors to the covered deck, Open Living room with Large Windows and a wood burning fireplace with Gas log-light, Dining room with Built-in cabinetry. Kitchen has plenty of cabinetry and counterspace. Updated 4 pc Bathroom and Laundry area. Fresh Paint in Living Room, Dining Room and Bedrooms on Main floor.

The lower level has a large 1000+ SqFt illegal suite with separate entrance for potential extra income. It includes a bright kitchen with eating area, spacious family room, 2 bedrooms, one with a large walk-in closet, 4 pc bathroom, separate Laundry Room, and lots of Storage This home sits on a fully fenced extra deep lot.

Enjoy your own private outdoor space in the large fenced yard or on the covered deck. Plenty of parking with a Front drive Single garage and a large attached storage shed. Pride of ownership is shown throughout this exceptionally well maintained home.

Fantastic central location with quick & easy commute to Downtown Core, close to Calgary Airport, major transportation routes, schools, parks, transportation, shopping, golf courses and pathways.



Don't miss this opportunity!

Built in 1968

### Essential Information

MLS® #	A2207334
Price	\$599,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,168
Acres	0.11
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	421 26 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1Z4

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Front Drive, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Portable Dishwasher, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Gas Log
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Permeable Paving
Lot Description	Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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