

# \$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	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.