# $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 thatâ€™s ready to go. With zoning and approvals already secured, much of the heavy lifting has been doneâ€”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 byâ€”enhancing everyday livability and long-term value.

Whether youâ€™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 |

| | |
|---|---|
| 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 | 27 |
| Zoning | H-GO |

## Listing Details

| | |
|---|---|
| Listing Office | Century 21 Bamber Realty LTD. |

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.