

\$475,900 - 4311 26 Avenue Se, Calgary

MLS® #A2191414

\$475,900

4 Bedroom, 2.00 Bathroom, 933 sqft

Residential on 0.09 Acres

Dover, Calgary, Alberta

INVESTMENT ALERT... LEGAL BASEMENT SUITE!! This is your chance to own a fantastic income-generating property in a prime location! With both the upper and lower units currently rented, this home is perfect for investors or buyers seeking a mortgage helper. Situated on the north side of Dover, just steps from schools, a community centre, and playgrounds, this home offers convenience and many amenities nearby. Inside, you'll find a bright and updated interior with newer flooring throughout. The upper level features 2 spacious bedrooms, a full bathroom, and a well-appointed kitchen, while the legal basement suite offers 2 additional bedrooms, a full kitchen, and a bathroom, making it an ideal setup for tenants or extended family. A shared laundry space is ideal for both living situations. Don't miss out on this incredible opportunity—whether you're looking to live up and rent down or maximize rental income with both units. Call today to book your showing and ask for the rental performa!

Built in 1969

Essential Information

MLS® #	A2191414
Price	\$475,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	933
Acres	0.09
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4311 26 Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0E1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, See Remarks, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 30th, 2025
Days on Market	55
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.