

**4507 26 Avenue SW**  
**Calgary, Alberta**

**MLS # A2221764**



**\$844,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt

**Basement:** Partial, Partially Finished

**Exterior:** Aluminum Siding , Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** H-GO

**Utilities:** -

**Inclusions:** N/A

This DP-approved H-GO lot in Glenbrook presents a rare opportunity for an 8-unit residential development that's ready to go. With zoning and approvals already secured, much of the heavy lifting has been done—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 by—enhancing everyday livability and long-term value. Whether you'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.