

\$389,990 - 4213 26 Avenue Se, Calgary

MLS® #A2263932

\$389,990

4 Bedroom, 2.00 Bathroom, 922 sqft

Residential on 0.08 Acres

Dover, Calgary, Alberta

What a fantastic opportunity to own this beautifully renovated suited bi-level duplex in Dover!

The upper level features a bright, open-concept living and dining area, seamlessly connected to a kitchen complete with updated cabinetry, countertops, backsplash, sink, and a gas range—perfect for the modern cook. This level also includes two comfortable bedrooms and a fully renovated bathroom, offering both style and functionality.

The lower suite (illegal) provides great flexibility or potential rental income, with two generous bedrooms, a spacious living room, an updated kitchen, a separate dining area, a refreshed 4-piece bath, and extra under-stair storage.

Additional highlights include: New roof membrane,

Fresh paint throughout,

Separate laundry for each suite, Rear parking pad.

South-facing fully fenced backyard with side patio and storage shed, Flagstone patio and outdoor fireplace create the perfect setting for gatherings and cozy evening under the stars.

This home is located close to transit, schools,



4213 26 Ave SE, Calgary, AB

Main Building: Total Exterior Area Above Grade 922.31 sq ft



Main floor
Exterior Area 522.31 sq ft



Basement (Below Grade)
Exterior Area 373.50 sq ft



playgrounds, restaurants, shopping and so much more. Easy and quick access to Deerfoot and Stoney Trail. This home is in outstanding condition and move-in ready—ideal for investors, multi-generational families, or anyone looking to live up and rent down.

Built in 1969

Essential Information

MLS® #	A2263932
Price	\$389,990
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.08
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	4213 26 Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0E1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	French Door, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Gas Stove, Range Hood, Refrigerator,

	Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Courtyard, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Rolled/Hot Mop
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
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