

\$724,900 - 4011 25 Avenue Sw, Calgary

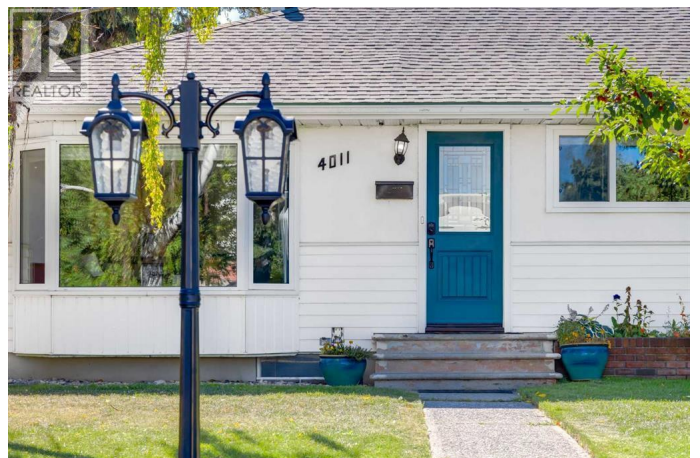
MLS® #A2259189

\$724,900

5 Bedroom, 2.00 Bathroom, 1,013 sqft
Single Family on 0.11 Acres

Glendale, Calgary, Alberta

Ideally situated in the quiet, inner-city community of Glendale sits this well cared for gem that showcases 5 bedrooms, 2 bathrooms, countless upgrades, a single garage, large backyard with mature trees, and a phenomenal location across from a school, steps from the community centre, parks, greenspaces, tobogganing, and outdoor hockey rink. Featuring charming curb appeal with a large front yard, mature trees, and front planters, this home is set to impress. As you enter this beautiful home, you are greeted by gorgeous solid oak, site finished hardwood flooring and an open concept layout including a spacious kitchen, a bright living room, and a dining room with windows overlooking the beautiful and spacious backyard. The kitchen boasts a center island with bar seating, tons of counter space, and white solid wood shaker style cabinets with ample storage. The adjacent living room is flooded in natural light through floor to ceiling bay windows and boasts an elegant gas fireplace with marble style surround and a classic white mantle - perfect for cozying up to watch the snow fall outside and to gather around for holidays. Enjoy coffee at your dining room table while watching your kids or pets play in the spacious south-facing backyard. Through double French doors you'll find the main floor office with beautiful built-in bookcases and shelving, making it the perfect work from home space, or as a third bedroom on the main level. The main floor is completed by a full 4-piece



ensuite with recent updates. This home boasts a separate back entryway providing access to the lower, giving it the potential to add a legal suite in the future. The lower-level features two spacious bedrooms, one of which has a giant walk-in closet, a large media space, room to play, a large storage area, laundry machines, and a fully renovated 3-piece bathroom with new tile, vanity, and a spacious stand-up shower. Park in the single detached garage and enjoy the summertime in the sprawling south facing backyard with room to play. Other upgrades include central air conditioning (2021), triple pane windows upstairs (2017), an irrigation system in the front and back, a new hot water tank (2024), new sump pump (2025), furnace (2014), and a newly renovated downstairs bathroom. Enjoy unobstructed views no neighbors out your windows and the school playground in the distance from your living room windows. This superb location is one block from the Glendale community center which features picturesque scenes, an outdoor rink, tennis courts, a playground, and flows into Turtle Hill Park, which is perfect for enjoying an evening walk in nature. This home is also a quick walk to multiple schooling options including Spanish bilingual, French Immersion, Montessori, Catholic, and public schools, and is a short commute downtown. This wonderful home is extensively upgraded, and provides a peaceful inner-city lifestyle in a lower density family friendly community, and affords a great commute to amenities and downtown. (id:6289)

Built in 1954

Essential Information

Listing #	A2259189
Price	\$724,900
Bedrooms	5

Bathrooms	2.00
Square Footage	1,013
Acres	0.11
Year Built	1954
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4011 25 Avenue Sw
Subdivision	Glendale
City	Calgary
Province	Alberta
Postal Code	T3E0L7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, See remarks, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

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