



GRASSROOTS
REALTY GROUP

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4011 25 Avenue SW
Calgary, Alberta

MLS # A2259189



\$739,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,013 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)		

Inclusions: workbench in garage, all storage shelving in basement

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.