



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4027 25 Avenue SW
Calgary, Alberta

MLS # A2285197



\$749,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,526 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Natural Woodwork, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: N/A

[OPEN HOUSE SUN FEB 15:2-4] At Over 1500+Sqft, This Sizeable Bungalow Presents a Rare Residential Opportunity. And Lo & Behold it's Nestled in Sought-After Glendale - With Its Picturesque "Garden Streetscape" & Prized Inner-City Location. With that, it's also appealing for redevelopment or investment rental. Welcomed by a landscaped yard, one opens the door to an expansive home - with room for most everything! No exaggeration. The vaulted great room provides the perfect spot for the grand piano, showcasing art and of course grand entertaining. Step out to the sunny south deck. Light up the BBQ, sip a coffee. 4 bedrms/2 upgraded baths, flex room, den & office. Gorgeous hardwood on main, large parlor living room, bow window & comfy fireplace. The spacious bon vivant kitchen has French Doors opening to the captivating vaulted great room. Also, there's large recreation & storage rms, as well as laundry with double sink. Three entrances - front, rear deck & side door leading up / downstairs. [thinking of suiting?] Garage is an immense 24x28 - with walled bays, and loft storage. It's a few steps to Glendale's treasured park & schools. Handy transit. Near C-train, shopping, swimming. Come live the inner city dream in this inner-city oasis.