

\$829,900 - 4303 25 Avenue Sw, Calgary

MLS® #A2162739

\$829,900

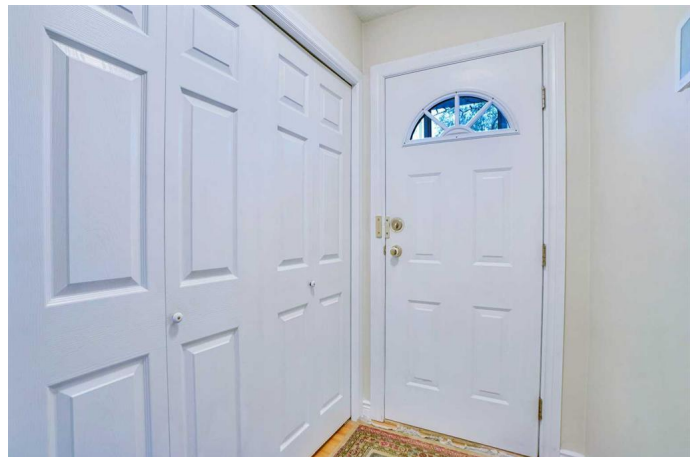
3 Bedroom, 2.00 Bathroom, 1,203 sqft
Residential on 0.15 Acres

Glendale, Calgary, Alberta

Nestled on a desirable corner lot, this home is located directly across from the community ice rink/basketball court, tennis courts, and playground, making it ideal for active families and those who value proximity to amenities.

This extremely well-maintained 3-bedroom bungalow offers an unbeatable location—just steps from Glendale School, several other schools, and the LRT station. The main floor boasts a welcoming, spacious living room with a bay window overlooking the park and greenspace. Adjacent to the living room is the dining area, which features sliding doors that open onto a sun-filled back deck, conveniently located just off the well-appointed kitchen. The main floor also includes a spacious primary bedroom with an ensuite, complete with a jetted tub and walk-in closet, perfect for relaxing after a long day. Another good-sized bedroom and a full bathroom complete the main floor.

The fully developed basement provides additional living space, including a third bedroom (requiring an egress window), a versatile gym or office area, a cozy family room, a dedicated laundry room, and ample storage. Outside, the detached double-car garage offers a work area complete with workbenches, extra storage, and a second VacuFlo system for keeping your vehicles clean. Additionally, there is an extra paved parking pad, providing convenient parking for



additional vehicles.

With its prime location and charming features, this bungalow is the perfect place to call home. Donâ€™t miss out on this RARE opportunity!

Built in 1954

Essential Information

MLS® #	A2162739
Price	\$829,900
Sold Price	\$856,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,203
Acres	0.15
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4303 25 Avenue Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E0L9

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer,

	Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Basketball Court, Playground, Private Yard, Storage, Tennis Court(s)
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Corner Lot, Fruit Trees/Shrub(s), Front Yard, Level, Street Lighting, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 12th, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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