



# 39 Gladys Ridge Road Calgary Alberta

\$749,900

GLENDALE GEM! Fairly original home located on a very desirable street and situated on a 65' X 100' private, treed lot with sunny, south-facing backyard. This property offers a great opportunity for renovators, builders or buyers looking to renovate and personalize a larger than average home (1254 ft2) on a great street in a highly sought after neighborhood! Located walking distance to several schools (public, private and separate), Turtle Hill, Glendale community centre with hockey rink/playground/tennis courts, shopping, as well as terrific access to c-train and downtown! Some more recent upgrades include shingles, main floor bath, refinished hardwood floors, furnace and water heater. This is a great opportunity in a superb inner city neighborhood where renovated homes and re-developed properties are selling for \$1.5 million+! Call your favourite realtor to arrange a private showing today! (id:6769)

3pc Bathroom 6.83 Ft x 6.00 Ft

Recreational, Games room 23.92 Ft x 29.08 Ft

Storage 10.25 Ft x 12.33 Ft

Storage 10.00 Ft x 12.00 Ft

Furnace 13.25 Ft x 19.50 Ft

2pc Bathroom 4.42 Ft x 5.08 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 13.00 Ft x 9.17 Ft

Dining room 10.33 Ft x 20.67 Ft

Foyer 8.50 Ft x 3.58 Ft

Kitchen 12.92 Ft x 12.67 Ft

Living room 21.83 Ft x 12.58 Ft

Primary Bedroom 11.33 Ft x 12.17 Ft

Listing Presented By:



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