



## 4011 25 Avenue Calgary Alberta

\$689,900

Ideally situated in the quiet, inner-city community of Glendale, this well cared for gem 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. This RC-G zoned, 50x100' lot features a home with charming curb appeal, a separate back entryway, a large front yard and mature trees and front planters. As you enter this beautiful home, you are greeted by solid oak, site-finished hardwood flooring and an open concept layout including a spacious kitchen, bright living room, and a dining room with windows overlooking the beautiful and spacious south 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 a third bedroom on the main level. The main floor is completed by a full 4-piece bathroom with recent updates. This home boasts a separate back entryway providing access to the lower level. The lower-level features brand new carpeting, two spacious bedrooms, one with 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 i...

Bedroom 9.17 Ft x 8.67 Ft

Family room 17.17 Ft x 13.50 Ft

Bedroom 15.50 Ft x 10.92 Ft

Other 7.17 Ft x 7.17 Ft

3pc Bathroom 7.25 Ft x 6.92 Ft

Furnace 6.00 Ft x 5.00 Ft

Kitchen 12.92 Ft x 10.92 Ft

Living room 18.92 Ft x 12.92 Ft

Dining room 6.00 Ft x 6.00 Ft

Foyer 5.00 Ft x 5.00 Ft

Primary Bedroom 11.42 Ft x 10.25 Ft

Bedroom 10.42 Ft x 8.42 Ft

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Listing Presented By:



Originally Listed by:  
RE/MAX First

**RE/MAX Realty Professionals**

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**Laundry room** 6.00 Ft x 4.00 Ft

**Storage** 14.00 Ft x 12.00 Ft

**Storage** 9.00 Ft x 7.00 Ft

**Bedroom** 11.42 Ft x 9.08 Ft

**4pc Bathroom** 8.50 Ft x 4.92 Ft

**Other** 7.00 Ft x 3.00 Ft