



## 4027 25 Avenue Calgary Alberta

\$749,900

[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. (id:6769)

Office 11.75 Ft x 10.33 Ft

Bedroom 10.50 Ft x 10.08 Ft

Bedroom 11.08 Ft x 9.25 Ft

Other 8.33 Ft x 10.08 Ft

Recreational, Games room 16.17 Ft x 11.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Storage 15.17 Ft x 13.08 Ft

Laundry room 14.50 Ft x 9.75 Ft

Living room 21.92 Ft x 12.08 Ft

Dining room 10.08 Ft x 13.67 Ft

Kitchen 15.83 Ft x 11.08 Ft

Great room 17.17 Ft x 13.67 Ft

Den 10.08 Ft x 10.92 Ft

3pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 11.08 Ft x 11.75 Ft

Bedroom 11.25 Ft x 9.58 Ft

Listing Presented By:



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CIR Realty

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### RE/MAX Realty Professionals

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