



THE
A-TEAM

**RE/MAX
FIRST**

3808 25 Avenue, Calgary T3E0L4

MLS® #: **A2188307**

Area: **Glendale**

Listing Date: **01/18/25**

List Price: **\$799,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Finished Floor Area

Abv Sqft: **1,185**

Low Sqft:

Ttl Sqft: **1,185**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

4

Layout

Beds: **3 (2 1)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Corner Lot,Lawn,Landscaped,Rectangular Lot,Sloped Down**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer**
Int Feat: **Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`5" x 14`8"	Dining Room	Main	10`10" x 14`8"
Bedroom - Primary	Main	22`9" x 9`4"	Bedroom	Main	14`2" x 11`2"
Kitchen	Main	12`9" x 11`2"	4pc Bathroom	Main	11`2" x 9`1"
Game Room	Lower	19`3" x 11`7"	Family Room	Lower	23`7" x 13`0"
Bedroom	Lower	10`8" x 10`10"	3pc Bathroom	Lower	7`10" x 5`6"

Laundry

Lower

6`9" x 8`7"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8223GO

Zoning:

R-CG

Remarks

Pub Rmks:

Large, corner lot in the desirable community of Glendale. Walking distance to the community hall, outdoor ice rinks and tennis courts. Former 3 bedroom converted to 2. Spacious living room and dining room area. Hardwood throughout. 2 full bathrooms. Fully finished basement. Attached, single car garage. Home faces south, giving it an extra wide frontage. 2 side yards on the east and west. East yard is fenced in.

Inclusions:

Shed

Property Listed By:

TREC The Real Estate Company

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











