

\$724,900 - 4011 25 Avenue Sw, Calgary

MLS® #A2259189

\$724,900

5 Bedroom, 2.00 Bathroom, 1,013 sqft
Residential on 0.11 Acres

Glendale., Calgary, Alberta

Ideally situated in the quiet, inner-city community of Glendale sits this well cared for gem that 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. Featuring charming curb appeal with a large front yard, mature trees, and front planters, this home is set to impress. As you enter this beautiful home, you are greeted by gorgeous solid oak, site finished hardwood flooring and an open concept layout including a spacious kitchen, a bright living room, and a dining room with windows overlooking the beautiful and spacious 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 as a third bedroom on the main level. The main floor is completed by a full 4-piece



ensuite with recent updates. This home boasts a separate back entryway providing access to the lower, giving it the potential to add a legal suite in the future. The lower-level features two spacious bedrooms, one of which has 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 in the single detached garage and enjoy the summertime in the sprawling south facing backyard with room to play. Other upgrades include central air conditioning (2021), triple pane windows upstairs (2017), an irrigation system in the front and back, a new hot water tank (2024), new sump pump (2025), furnace (2014), and a newly renovated downstairs bathroom. Enjoy unobstructed views no neighbors out your windows and the school playground in the distance from your living room windows. This superb location is one block from the Glendale community center which features picturesque scenes, an outdoor rink, tennis courts, a playground, and flows into Turtle Hill Park, which is perfect for enjoying an evening walk in nature. This home is also a quick walk to multiple schooling options including Spanish bilingual, French Immersion, Montessori, Catholic, and public schools, and is a short commute downtown. This wonderful home is extensively upgraded, and provides a peaceful inner-city lifestyle in a lower density family friendly community, and affords a great commute to amenities and downtown.

Built in 1954

Essential Information

MLS® #	A2259189
Price	\$724,900
Bedrooms	5

Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.11
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4011 25 Avenue Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0L7

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.