



**3807 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2320661**



**\$775,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Detach		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features		

**Inclusions:** Garage Remote

Welcome to a home that perfectly captures the charm and craftsmanship of the 1950s while offering exciting opportunities for the future. Situated on a beautiful 100' x 53' corner lot on a mature tree lined street, this property is full of character, warmth, and potential. Whether you are searching for a redevelopment opportunity, a revenue property, or a place to call home, this charming residence offers exceptional flexibility in a highly desirable location. From the moment you arrive, the curb appeal is undeniable. Mature trees and established landscaping frame the property, creating a private and inviting setting. Parking is plentiful with an oversized 15' x 23' single garage, a double concrete parking pad, and abundant street parking for guests and tenants alike. Step inside and fall in love with the details that make this home so special. Arched doorways, a beautiful stone fireplace, classic wood paneling, and unique storage spaces above the closets showcase the character and craftsmanship of a bygone era. Fresh paint, upgraded windows, and updated light fixtures blend modern comfort with timeless appeal. The galley style kitchen features solid oak cabinetry, updated stainless steel appliances, and a new microwave. Functional and well maintained, it offers plenty of storage and workspace. All three bedrooms are generously sized, while the bright and tidy four piece bathroom retains its classic charm and features an updated tub. Downstairs, a separate entrance opens the door to future possibilities. The spacious family room is filled with personality and features an original bar in excellent condition, built in storage, a wood feature wall, and plenty of room to relax or entertain. Outside, the private backyard is beautifully manicured, creating a peaceful retreat for outdoor enjoyment. Investors will appreciate the rental potential, developers will recognize the value of the

large corner lot, and homeowners will love the charm and comfort already in place. Located within walking distance of trendy shops, popular restaurants, and everyday amenities, this is a rare opportunity to own a property that offers both immediate enjoyment and long term potential.