

# \$749,900 - 39 Gladys Ridge Road Sw, Calgary

MLS® #A2239074

**\$749,900**

2 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.15 Acres

Glendale., Calgary, Alberta

GLENDAL GEM! Fairly original home located on a very desirable street and situated on a 65' X 100' private, treed lot with sunny, south-facing backyard. This property offers a great opportunity for renovators, builders or buyers looking to renovate and personalize a larger than average home (1254 ft2) on a great street in a highly sought after neighborhood! Located walking distance to several schools (public, private and separate), Turtle Hill, Glendale community centre with hockey rink/playground/tennis courts, shopping, as well as terrific access to c-train and downtown! Some more recent upgrades include shingles, main floor bath, refinished hardwood floors, furnace and water heater. This is a great opportunity in a superb inner city neighborhood where renovated homes and re-developed properties are selling for \$1.5 million+! Call your favourite realtor to arrange a private showing today!

Built in 1958

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2239074  |
| Price          | \$749,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,254     |



|            |             |
|------------|-------------|
| Acres      | 0.15        |
| Year Built | 1958        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 39 Gladys Ridge Road Sw |
| Subdivision | Glendale.               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 4H7                 |

### Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Parking Pad, Rear Drive, Single Garage Detached |
| # of Garages   | 1                                               |

### Interior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Interior Features | See Remarks                                         |
| Appliances        | Electric Stove, Refrigerator, Window Coverings      |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | None                                                |
| Fireplace         | Yes                                                 |
| # of Fireplaces   | 1                                                   |
| Fireplaces        | Stone, Wood Burning, Raised Hearth, Recreation Room |
| Has Basement      | Yes                                                 |
| Basement          | Finished, Full                                      |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                              |
| Lot Description   | Back Lane, Interior Lot, Landscaped, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                             |
| Construction      | Cedar, Stucco                                               |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 113             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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