

# \$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, Single Garage Detached, Rear Drive
# 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, Landscaped, Rectangular Lot, Treed, Interior Lot
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	18
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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