



DON'T GAMBLE WITH YOUR HOME.

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ASSOCIATE

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39 Gladys Ridge Road SW
Calgary, Alberta

MLS # A2239074



\$749,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,254 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Rear Drive, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Downstairs Fridge included

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!