

# \$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

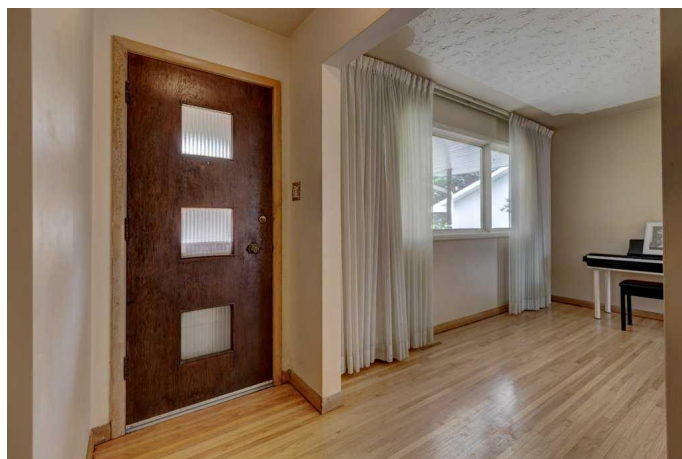
Glendale., Calgary, Alberta

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	20
Zoning	R-CG

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.