

# \$825,000 - 4004 Gatefield Avenue Sw, Calgary

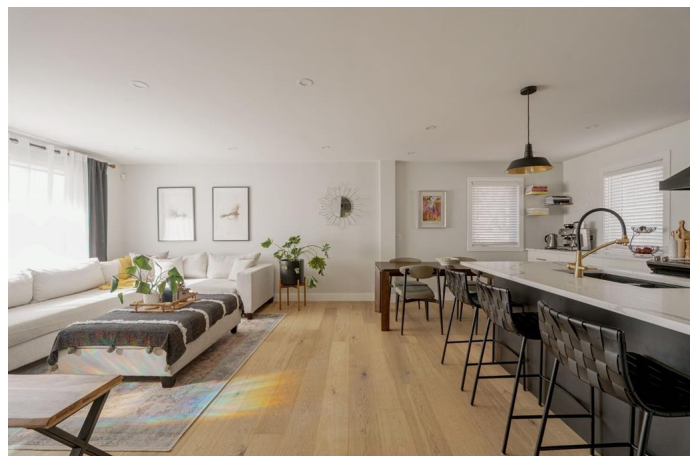
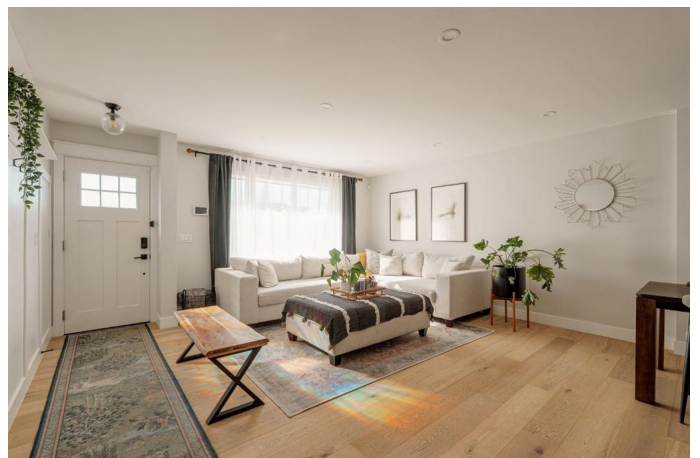
MLS® #A2201582

**\$825,000**

3 Bedroom, 3.00 Bathroom, 1,062 sqft  
Residential on 0.14 Acres

Glendale., Calgary, Alberta

Welcome to 4004 Gatefield Ave SW! Don't miss this opportunity to own this gorgeous bungalow in the highly desirable community of Glendale. This fully renovated home is situated on a corner lot and has over 2000+ square feet of living space. The home has been updated with a bright and airy aesthetic featuring a professionally renovated kitchen which has been opened up to the living and dining area. Lots of natural light floods into the space from the front picture window. The kitchen has a large central island with waterfall quartz countertops, newer stainless steel appliances and loads of built in cupboard space. A focal point in the kitchen is the full height hexagon tile wall, statement range hood fan and pot filler. Engineered hardwood flooring is throughout the main floor. Enjoy the modern farmhouse vibe in the master bedroom with a shiplap feature wall and updated light fixture. The 4 piece ensuite was added in 2021 and has a walk in closet with built in organizers. On the main floor there is also a 5-piece bathroom with dual vanities, marble countertops, and subway tile tub/shower. An additional bedroom completes the main floor. The basement has been updated in the last 5 years with carpet, pot lighting, and a fully modernized 4-piece bathroom. There is a good size bedroom and a large recreational/family space with room to add an additional bedroom if needed. The exterior has multiple areas to enjoy including the fenced-in West facing yard and an aggregate concrete back patio, with



pathway and landscaping. The oversized garage (23x32) is heated, insulated and has plenty of room for workshop space including storage and the driveway has room for two additional cars. Additional updates over the years include the electrical, windows, high efficiency furnace, tankless hot water heater, air filtration system, roof, gutters and A/C (2021), garage roof (2024). Great location in the community, steps from the Glendale Community association and the outdoor rink and across from Glendale school this home is ready for its new owners.

Built in 1954

### **Essential Information**

MLS® #	A2201582
Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,062
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4004 Gatefield Avenue Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4C4

### **Amenities**

Parking Spaces	4
----------------	---

Parking Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized

# of Garages 2

### **Interior**

Interior Features Closet Organizers, Double Vanity, Kitchen Island, Tankless Hot Water Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Oven, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Tankless Water Heater

Heating High Efficiency

Cooling Central Air

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Garden, Lighting

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscape, Irregular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning R-CG

### **Listing Details**

Listing Office Charles

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.