

4004 Gatefield Avenue SW  
Calgary, Alberta

MLS # A2201582



**\$825,000**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Low Maintenance		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Tankless Hot Water		

**Inclusions:** Fridge, Freezer, Shelving & Heater in Garage

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. 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.