



GRASSROOTS
REALTY GROUP

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7440 25 Street SE
Calgary, Alberta

MLS # A2257691



\$529,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1956 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Garage Faces Rear, Oversized, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Tree		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: all window coverings, garage door opener and 1 remote

Welcome home to 7440 25 St SE! This well maintained and updated bungalow is located on a massive 50'x120' lot, a quiet street and features a large living room with hardwood floors and a good sized kitchen with eating nook, white cabinets and stainless appliances. There are 2 bedrooms and the updated main bath to complete the main level. The fully finished basement has a large rec room, third bedroom, 2 piece and a laundry room with cold pantry storage. There is a covered deck just off the back entrance leading to your fully fenced backyard with an oversized single detached garage and there is still plenty of room for the children to play. Located within the heart of Ogden this home has great access to schools, shopping, transit, Glenmore and Deerfoot Trails and is an easy commute to downtown. Don't miss out on this great opportunity!