



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

7602 25 Street SE
Calgary, Alberta

MLS # A2271263



\$389,999

Division:	Ogden		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	878 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air
Floors:	Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated semi-detached home in the heart of Ogden, offering a FULLY RENOVATED main level and excellent potential with its illegal basement suite. The main floor has been refreshed with new paint, new LVP flooring, and a stunning new kitchen featuring quartz countertops, updated cabinetry, and modern finishes. A completely updated 4-piece bathroom and bright, functional layout make this level truly move-in ready. With 3 bedrooms on the main level, the home offers a comfortable and modern living space suitable for a wide range of lifestyles. The lower level features an illegal basement suite with 2 additional bedrooms, a full bathroom, a kitchen area, and a spacious living room—providing flexibility for extended household living or added useable space. Outside, the home includes a fully fenced yard, offering privacy and room for outdoor enjoyment. Located in an established community with convenient access to Glenmore Trail, Deerfoot Trail, Quarry Park, schools, transit, and the Bow River pathways, this home provides both comfort and long-term value. A great opportunity for buyers seeking a renovated home with extra space and income-generating potential. Book your showing today!