



3207 25 Street SW
Calgary, Alberta

MLS # A2303953



\$800,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,227 sq.ft.	Age:	1953 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Kitchen Island		

Inclusions: Concrete Table in Backyard, Desk & Attached Cabinets in 3rd Bedroom, Kitchen Island

Welcome to this bright & open bungalow, full of character, located in the desirable community of Richmond. This home features original hardwood flooring throughout the main level, refinished in 2014, adding warmth & charm to the space. The kitchen offers an island layout with newer cream-colored cabinetry, flowing into the bright living & dining areas. There are three bedrooms on the main floor, with two additional bedrooms in the fully finished basement. The lower level is well laid out with a spacious family room, dry bar, gas fireplace, full bathroom, & plenty of room for relaxing or entertaining. Step outside to enjoy the gorgeous, oversized west-facing backyard, perfect for sunny afternoons & evening gatherings. Recent updates include main floor windows (2019), Bosch dishwasher (2023), additional attic insulation (2025), Shingles (2010), a new back fence (2025), Rinnai hot water on demand, & electrical. Enjoy this as the perfect family home or the lot would be great for development in this trendy neighbourhood. You'll love this quiet location while still being close to downtown, MRU, all amenities and you'll have easy access to major roads. Welcome Home!!!