



7427 25 Street SE
Calgary, Alberta

MLS # A2304423



\$669,900

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,342 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks		

Inclusions: N/A

Having just undergone a comprehensive renovation, this spacious bungalow offers over 2,300 square feet of living space and feels remarkably close to a brand new home! With a new kitchen, flooring, lighting, updated wiring and electrical panel, two furnaces, hot water tank, roof shingles, and more, it is truly move-in ready. Proudly owned and enjoyed by the same family for 65 years, this home is ready to welcome its next chapter. The main level features brand new luxury vinyl plank flooring and a bright, stylish eat-in kitchen with crisp white shaker cabinets, granite countertops, and stainless steel appliances. The adjoining flex space has served as a formal dining room for decades but can easily adapt to suit your needs. At the front of the home, the living room is filled with natural light from a large east-facing window, creating the perfect setting to enjoy your morning coffee by the cozy gas fireplace. Three bedrooms complete the main floor, all served by a five-piece bathroom with dual sinks. One of the bedrooms includes a sliding door with access to the composite deck, where you can relax under the natural gas heater and take in views of the many birds that visit the backyard. The lower level offers a generous family room anchored by a charming brick wood-burning fireplace, along with a wet bar/summer kitchen featuring a beverage fridge and ample cabinetry. There is also a guest room, a full bathroom, laundry room, and plenty of storage space. Outside, the large west-facing backyard is mature and beautifully maintained, complete with underground irrigation, garden beds, and a covered patio with custom lighting and lush vines - the ideal place to spend summer evenings! The oversized single garage accommodates one vehicle and includes space for tools and a workbench, and the attached, fully finished motorcycle garage offers a secure spot for your prized ride. A large

parking pad provides room for RV or trailer storage, and the custom-built tool shed includes an overhead door with electric opener. Located just steps from George Moss Park, you will enjoy access to tennis courts, walking paths, a skate park, pump track, and baseball diamond. The home also offers convenient access to schools, shopping, restaurants, transit, and major roadways. A future Green Line LRT stop planned just a few blocks away adds even more long-term value to this already appealing location. Call your favorite Realtor to come see it for yourself, you will not be disappointed!