



GRASSROOTS
REALTY GROUP

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8045 25 Street SE
Calgary, Alberta

MLS # A2201742



\$379,900

Division:	Ogden		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	606 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

Excellent opportunity for the first time home buyer or investor to get into the market with NO CONDO FEES. Natural light floods the main floor of this home through the front and rear sliding glass patio doors. The enormous living room offers plenty of opportunity for entertainment and functionality. Enjoy a cup of coffee while soaking in the sunshine from your front balcony. 3 pc bath and washer & dryer on the main level. The kitchen is open to the spacious dining area. Sliding glass patio doors lead to your enormous rear deck. Spacious back yard with mature trees & shrubs, fire pit, & space to build a garage. The lower level is home to a large primary bedroom with walk in closet, 2 additional bedrooms, and a 4 piece bathroom. Nearby schools, shopping & a variety of amenities. Enjoy a walk or bike ride along the Bow River Pathway or take Fido to the Ogden Off Leash Dog Park. This centrally located home offers exceptional access to Glenmore Trail, Stoney Trail, Deerfoot Trail & other major roadways. Close to Quarry Park with quick access to downtown. Walking distance to public transit. The 85th Ave BRT and the approved Green Line SE Transitway are nearby. Contact your favourite Realtor to call this home your own.