

7440 25 Street SE  
Calgary, Alberta

MLS # A2257691



## \$529,900

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

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

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

\*\*\*OPEN HOUSE Sunday Sept 21 - 1-3pm\*\*\* 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 bath 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!