

**8045 25 Street SE**  
**Calgary, Alberta**

**MLS # A2201742**



**\$379,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.