



7435 25 Street SE
Calgary, Alberta

MLS # A2320857



\$589,888

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Other, Rectangu		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Other, Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: Shed

Welcome to 7435 25 Street SE – a home that's been lovingly maintained and cared for over the years, offering the perfect opportunity for a new family, first-time buyer, or anyone looking to put down roots in a welcoming Calgary community. Walking distance to the new GreenLine! This charming bungalow combines pride of ownership with practical living. From the moment you arrive, you'll appreciate the care that's gone into maintaining this home, making it move-in ready while still offering room to personalize and make it your own. The backyard is built for entertaining and a private retreat. Triple Garage for all of your toys and revolving hobbies & in addition, RV parking. Whether you're starting your homeownership journey, raising a young family, or looking for the simplicity and comfort of bungalow living, this property checks all the boxes. The functional layout creates warm, inviting spaces where family dinners, holiday gatherings, and everyday moments become lasting memories. Located in the heart of Ogden, you'll enjoy the benefits of an established neighbourhood with mature trees, friendly neighbours, and a true sense of community. Outdoor enthusiasts will love the nearby parks, pathways, and access to the Bow River, while families will appreciate the schools, playgrounds, recreation facilities, and community amenities just minutes away. Enjoy local favourites such as Jack Setters Arena, the outdoor pool, George Moss Park, and numerous green spaces throughout the area. Commuting is simple with quick access to Glenmore Trail, Deerfoot Trail, Ogden Road, and downtown Calgary, allowing you to get where you need to go with ease. Shopping, dining, grocery stores, and everyday conveniences are all close by, making daily life comfortable and convenient. This isn't just a house—it's an opportunity to build a future in a

community where neighbours know each other, kids play outside, and families grow together. If you've been searching for a well-cared-for home with character, convenience, and lasting value. Welcome Home!