

# \$379,900 - 8045 25 Street Se, Calgary

MLS® #A2201742

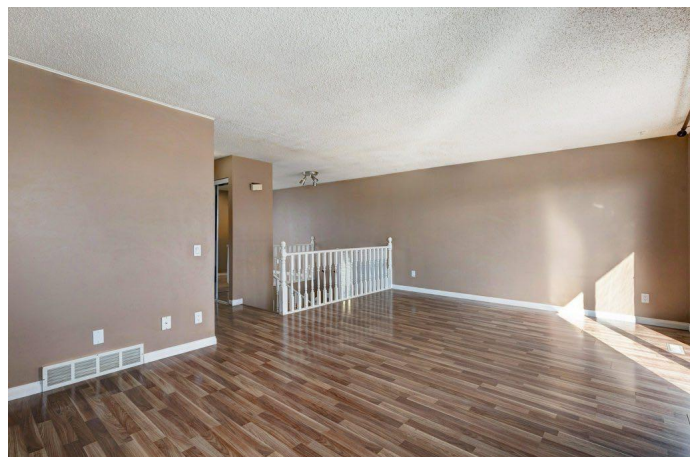
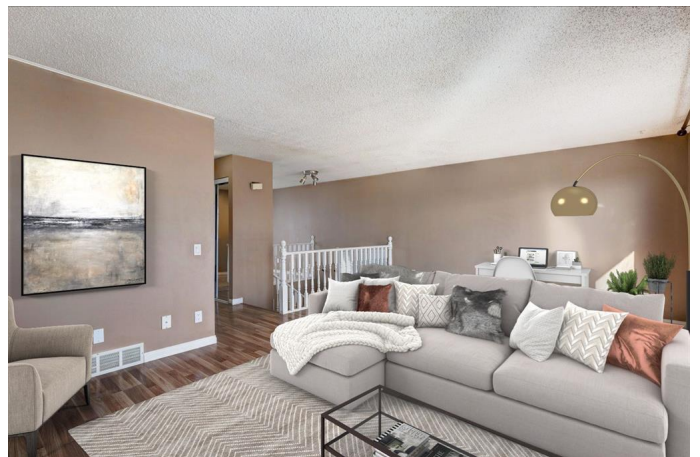
**\$379,900**

3 Bedroom, 2.00 Bathroom, 606 sqft

Residential on 0.07 Acres

Ogden, Calgary, Alberta

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.



Built in 1975

## Essential Information

MLS® #

A2201742

Price	\$379,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	606
Acres	0.07
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	8045 25 Street Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1B1

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Back Lane
Roof	Flat Torch Membrane
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 35

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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