

\$349,900 - 101, 1925 25 Street Sw, Calgary

MLS® #A2208326

\$349,900

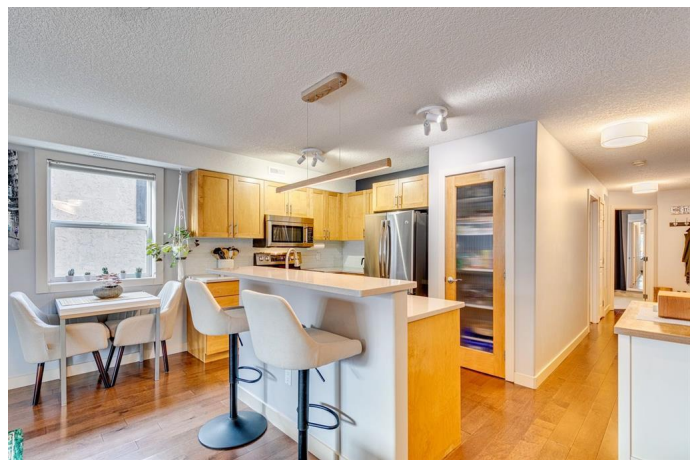
2 Bedroom, 1.00 Bathroom, 839 sqft

Residential on 0.00 Acres

Richmond, Calgary, Alberta

LOCATION! LOCATION! LOCATION!

Executive condo in KILLARNEY/RICHMOND not to be missed! CLOSE TO MRU AND ACAD (University of the Arts), stones throw from parks and easy access to roadways. KILLARNEY OFF LEASH DOG PARK HALF A BLOCK AWAY and 2 blocks to the Shaganappi golf course. WALKING DISTANCE to C-Train, restaurants, shops, book stores, coffee shops galore... THIS IS YOUR DREAM LOCATION AT A DREAM PRICE! Not your typical condo! Superb unit has 2 ENTRANCES- one at the back end of the unit & one at front. Feels like a townhouse w/HUGE WINDOWS (S, SE and E exposures) on 3 sides. Unit has its OWN FURNACE, NEWER HOT WATER TANK & LAUNDRY ROOM IN SUITE! WOOD FLOORS, and NEWER CARPET in bedrooms. Kitchen features QUARTZ COUNTERS, STEEL APPLIANCES, MASSIVE PANTRY & ISLAND w/comfortable BREAKFAST BAR. MODERN BATH. SPACIOUS BEDROOMS. LARGE LIVING ROOM w/corner GAS FIREPLACE for those chilly winter nights. Covered patio with GAS BBQ HOOKUP & built-in garden plot along the length. This unit also comes with a HEATED 115 SQ FT STORAGE SPACE in the basement that residents can use for storage, and some even use them as a gym space & studio/office space. PET FRIENDLY with board approval. Numerous EXTERIOR UPGRADES. PRIDE OF OWNERSHIP evident throughout unit & building. A wonderful



opportunity for someone wanting a beautiful condo in a terrific area with loads of upgrades. Investors will be attracted to the higher rents and low vacancy with all the demand this area brings. You have to visit this property to appreciate it. Book your showing today!

Built in 2001

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2208326 |
| Price | \$349,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 839 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 101, 1925 25 Street Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 1W8 |

Amenities

| | |
|----------------|----------------------------|
| Amenities | Bicycle Storage, Storage |
| Parking Spaces | 1 |
| Parking | Off Street, Parkade, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, No Smoking Home, Quartz Counters, Vinyl Windows |
|-------------------|---|

| | |
|-----------------|--|
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Central, Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle |
| # of Stories | 3 |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Construction | Stone, Wood Siding |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 32 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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