

# **\$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
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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	28
Zoning	M-C1

## Listing Details

Listing Office	URBAN-REALTY.ca
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