

**506, 1900 25A Street SW**  
**Calgary, Alberta**

**MLS # A2295762**



**\$235,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Electric Gate, Enclosed, Heated Garage, On Street, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 717
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** n/a

This is a large 2-bedroom, 1 bathroom, 860 SQ foot, 5th floor CORNER UNIT condo, in a concrete building, just off trendy 17th Avenue, but far enough away to enjoy the tranquility of what the Killarney community has to offer. From the TWO PRIVATE BALCONIES you will get a great look at the downtown skyline and from the other, a panoramic south view as far as the eye can see ! Between the two there is about 300 square feet of patio, with one of them catching the Calgary sunshine all day. Recently updated with a brand-new kitchen, including new cupboards, counter tops, and new S/S appliances, the 4-piece bathroom also had an impressive re-refresh, and there is new Luxury Vinyl plank flooring throughout the entire space! You will appreciate how spacious each of the bedrooms are, as they will fit virtually any size bed and bedroom furniture! The living room/ dining area are open to the kitchen and can accommodate a full-size dining table and still give you lots of options of how to place your furniture! No need to downsize in this space, in fact you may want to go buy a bigger couch ! The IN-SUITE LAUNDRY area features a full-size stackable washer & dryer and is conveniently tucked away at the end of the hallway. With only 6 floors, there will be virtually no waiting for the two elevators to take you up to your corner unit, access to the 7th floor ROOF TOP PATIO, or down to your HEATED & SECURED UNDERGROUND PARKING STALL. And if you have a special furry friend, they are most welcome with board approval. The condo fees cover heat & water, your will only need to pay for electricity ! Killarney is a wonderful community home to walking & bike pathways, parks, a community garden, outdoor courts, the Killarney pool, skating rinks, shopping, transit, and dog parks, all within walking distance ! Also close by is the Shaganappi golf course, the C-train, trendy restaurants,

coffee shops, yoga studios, and more ! With easy access to Crowchild trail and Westbrook mall, you won't have to travel far for anything ! This is inner city living without all the problems of being downtown. Wheelchair access at the front will make moving in a breeze, so what are you waiting for? Call your favorite Realtor® and come see this one soon !