

**3004 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2308879**



**\$329,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	562 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Outside, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Garbage Collection
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

This is a great chance to own a home in the popular inner-city community of Killarney! Located on a quiet street, this home has over 1,100 ft<sup>2</sup> of living space and a private, south-facing, fenced front yard. Both the lawn and gardening areas are equipped with an underground sprinkler system. The home has 2 bedrooms and 1.5 bathrooms, at a great price. The main floor is open and bright, making it perfect for relaxing or spending time with family and friends. The cozy living room has a wood-burning fireplace that adds charm to the space, although the current owner has never used it. The furnace was replaced in 2011, and the hot water tank was replaced in 2021. A bonus is that the piano, bookshelves, dining room table, chesterfield, and bedroom set can be included in the sale. The complex has five bi-level units and is self-managed. Important updates have already been completed, including new vinyl windows in 2016 and a new roof, fences, and sidewalks in 2015. You will also enjoy being close to coffee shops, playgrounds, a pool, restaurants, and public transit along 17th Avenue. Killarney is a trendy Calgary community with plenty to offer. Don't miss your chance to live in this great neighbourhood! Call now to book a viewing.