

302, 1900 25A Street SW
Calgary, Alberta

MLS # A2328473



\$185,000

Division:	Killarney/Glengarry		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	659 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Welcome to this updated 2-bedroom, 1-bathroom condo located on the third floor of a well-maintained concrete building. This move-in-ready unit features fresh paint, a new glass-top range, in-suite front-loading washer and dryer, and pre-wired fibre optic internet. The building offers two elevators, secure entry, security cameras, and excellent sound insulation for added comfort and peace of mind. Ideally situated directly across from Alexander Ferguson School and just minutes from Shaganappi Point Golf Course, CTrain access, bus routes, Westbrook Mall, and the City of Calgary fitness centre. Nearby amenities include Walmart, Safeway, Scotiabank, a variety of restaurants and pubs, and the Jubilee Dinner Theatre, with downtown Calgary only a short commute away. An excellent opportunity for first-time buyers, downsizers, or investors seeking value and convenience in an established inner-city location.