

507, 1900 25A Street SW
Calgary, Alberta

MLS # A2338751



\$250,000

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	997 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 820
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage		

Inclusions: TV Mount, Closet Organizers

Almost 1,000 sqft in a 2-bedroom condo is hard to find in Calgary today! This SW corner unit in a concrete building delivers exactly that - a quiet, livable and functional space in the heart of Richmond. Inside you'll find substantial upgrades, and the layout puts every square foot to work. The open living and dining area is large enough for real furniture and real entertaining, not just a tiny couch pushed against a wall. The kitchen has been updated with white upper cabinets, grey lower cabinets, granite counters, stainless steel appliances, and a large eating bar. The full bathroom has also been updated with a tub and surround, a vanity with a glass vessel sink. Light vinyl flooring runs throughout. The primary bedroom has its own balcony, and the second bedroom is a genuinely spacious guest room or home office. A large second balcony off the living room adds even more outdoor space, with nice views of the surrounding area. Parking is covered too, with one underground stall in a heated parkade. Richmond sits just south of 17th Avenue SW, one of Calgary's most walkable strips for restaurants, coffee shops, and boutique retail. You're also minutes from Marda Loop's shops and patios, with quick access to downtown and Crowchild Trail for commuters. It's vacant and available for immediate possession. Book your showing today!