

302, 1921 25 Street SW
Calgary, Alberta

MLS # A2343910



\$265,000

Division:	Richmond		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Linoleum, Tile		
Roof:	-		
Basement:	-		
Exterior:	Stucco, Wood Frame		
Foundation:	-		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 497		
LLD:	-		
Zoning:	M-C1		
Utilities:	-		

Features: Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Tray Ceiling(s)

Inclusions: n/a

Welcome to this bright and inviting top-floor corner unit in the heart of Richmond, offering 2 bedrooms, 1 bathroom and a thoughtfully designed open-concept layout. This is a rare opportunity - built in 1999 by Cardel Homes, this complex has just 6 units and is much newer than most low-rise buildings in the area. Freshly painted and filled with natural light, this well-maintained home offers a comfortable blend of functionality and contemporary style. The spacious kitchen features ample cabinetry and counter space, a convenient corner pantry and breakfast bar, creating an ideal space for everyday living and entertaining. The open dining and living areas are anchored by a cozy corner gas fireplace, while large windows showcase a peaceful, treelined outlook. The spacious primary bedroom offers a double closet, with a second bedroom providing flexibility for guests, a home office or additional living space. This private and well-appointed suite offers two separate entrances, its own furnace and hot water tank, in-suite laundry and a private balcony with a lovely treelined view. Additional highlights include an assigned parking stall, brand new dishwasher and a roof shingles redone in 2024. The intimate six-unit building offers a unique sense of community and a quieter, more residential feel than many larger condo complexes, with respectful neighbours and very little turnover. Located on a beautifully treed, family-oriented street, this home is close to parks, playgrounds, walking paths, restaurants, cafés, grocery stores and everyday amenities. The CTrain is approximately a 5–10 minute walk away, providing easy access to downtown, the Saddledome and McMahon Stadium without the hassle of driving and parking. Enjoy convenient access to 17th avenue, the Bow River pathways, major roadways and routes west to the mountains for weekend getaways. This is an

excellent opportunity for a first-time buyer, downsizer or investor looking for an affordable inner-city home in a well-connected and established neighbourhood. Enjoy the best of both worlds: a peaceful residential setting with the energy and amenities of Calgary's inner city just minutes away.