



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2441 25a Street SW
Calgary, Alberta

MLS # A2241742



\$419,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	937 sq.ft.	Age:	1989 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	No Animal Home, Vaulted Ceiling(s)		

Inclusions: None

Welcome to one of Calgary's most sought after inner city neighborhoods, Killarney/Glengarry! This bright, updated home offers unbeatable value for first-time buyers looking to enter the market or investors seeking a turnkey property in a prime location. Enjoy the walkable lifestyle with nearby parks, playgrounds, local coffee shops, and restaurants, or take a quick trip to explore the vibrant scenes of Marda Loop and Richmond. With downtown Calgary and Mount Royal University just 5–10 minutes away, this location is ideal for young professionals, students, and urban commuters alike. The home features a brand new hot water tank, washer/dryer, along with new windows and south facing deck added in 2022. Inside, the main floor features a spacious bedroom, a full four-piece bathroom, and a cozy living room with a gas fireplace that creates a warm and welcoming atmosphere. The space flows seamlessly into a bright eat-in kitchen, perfect for everyday meals or hosting friends. Upstairs, the sun-filled loft offers large south-facing windows that bathe the space in natural light, along with ample built-in storage. Whether you use it as a primary bedroom, a second living area, or a flex space, it offers exceptional versatility to suit your lifestyle.