



**GRASSROOTS**  
REALTY GROUP

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**2441 25a Street SW**  
**Calgary, Alberta**

**MLS # A2241742**



**\$419,000**

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

<b>Heating:</b>	Baseboard, Electric	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	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&ndash;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.