



**209, 1900 25A Street SW
Calgary, Alberta**

MLS # A2136863



\$269,900

Division:	Richmond		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	838 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Enclosed, Gated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Tar/Gravel

Basement: -

Exterior: Brick

Foundation: -

Features: Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage

Water: -

Sewer: -

Condo Fee: \$ 654

LLD: -

Zoning: M-H1

Utilities: -

Inclusions: N/A

Immediate possession!! Experience the convenience and comfort of inner-city living in this beautifully renovated condo in Killarney. Perfect for those looking for a vibrant community with easy access to amenities and public transit. Location is everything Short walk to KILLARNEY Aquatic Centre , 17 Ave, major BUS route , LRT station, Shops and Restaurants! This 2nd floor corner unit with 2 bedroom, 1 bathroom features 837sqf and LARGE West facing balcony . Secured underground parking . Renovated white kitchen with a tile backsplash, granite counter tops and upgraded S/S appliances Including a dishwasher and microwave hood fan . Greatly appointed dining / living room is large enough to place sectional and full size dining table. Additional breakfast nook just off the kitchen will fit a good size table or it can be used as as a den /office space.. There is a very spacious covered west balcony with glass railings. In suite full size washer and dryer with plenty of storage. Renovated 3 pcs bathroom featuring a stand up shower and updated vanity . Good size bedrooms will fit queen size beds . Elevator and wheel chair ramp access. If you like outdoors the complex offers communal rooftop garden where you can spend hot summer days gardening or entertaining. Dogs welcome with board approval. Condo fees include heat and water. There are tennis courts and basketball courts at the nearby community center with a massive school field directly across the street. Condo fees include heat and water. Great for first time buyers or investors!! Most deserving your private tour.