



**307, 1900 25A Street SW  
Calgary, Alberta**

**MLS # A2148321**



**\$260,990**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	719 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 580
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** curtain rods, 2 FOBS

Welcome to your new home in the vibrant inner-city community of Richmond! This spacious 2-bedroom, 1-bathroom condo offers a perfect blend of comfort and convenience, ideal for urban dwellers seeking inner city convenience. The condo features a generous living area that flows seamlessly onto a large balcony. This outdoor space, enhanced by new glass railings, is perfect for relaxing or entertaining guests. The well-appointed kitchen has new stainless steel appliances and ample cabinetry along with a breakfast bar, making cooking a pleasure. Both bedrooms are generously sized, offering ample space for rest and relaxation. The convenience of in-suite laundry and additional storage adds to the ease of daily living. Additionally, your assigned underground parking stall offers both security and protection from the elements, providing peace of mind. The location of this condo is unbeatable. You are moments away from serene parks, offering a perfect escape. Shops are just seconds away on foot, catering to all your daily needs. For those who enjoy nightlife and entertainment, you are only minutes from Crowchild South and the bustling 17th Avenue, known for its vibrant dining and entertainment scene. Public transport is easily accessible, with the CTrain just two blocks away, making your commute a breeze. Families will appreciate the elementary school right across the street, and pet owners will love the nearby dog park just a block away. Don't miss this opportunity to live in one of Richmond's most sought-after locations. Schedule a viewing today and experience the perfect blend of urban convenience and neighborhood charm!