



107, 1900 25A Street SW
Calgary, Alberta

MLS # A2153262



\$265,000

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	721 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Covered, Gated, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 580
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This delightful 2-bedroom condo is located near the vibrant 17th Avenue District and offers a serene ambiance with a welcoming layout and a large patio. The modernized kitchen includes stainless steel appliances, a tiled backsplash, and plenty of counter and cabinet space. The spacious, south-facing living and dining area is ideal for both entertaining and relaxing. The primary bedroom features dual built-in wardrobes, while the second bedroom is also generously sized. The 4-piece bathroom has been upgraded with sink, faucet, and light fixture. Additional conveniences include in-suite laundry and storage. The expansive patio extends into the shared courtyard, and there's a communal rooftop patio for added outdoor enjoyment. The assigned parking stall is gated, secured, and covered, with ample street parking available. Conveniently located close to amenities, it's just a 5-minute drive to downtown or a short walk to the LRT station.