



**GRASSROOTS**  
REALTY GROUP

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104, 1900 25A Street SW  
Calgary, Alberta

MLS # A2198827



**\$225,000**

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	838 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Parking Lot, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Frame	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan		

**Inclusions:** Garage door opener

Welcome to Unit 104 at 1900 25A Street SW, a bright and spacious main-floor 2-bedroom, 1-bathroom condo in the heart of **Calgary's vibrant Richmond community**. Situated in a concrete building, this unit offers quiet living and the added convenience of underground heated & secured parking. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space filled with natural light. The well-appointed kitchen features **modern appliances and ample cabinetry**. Both bedrooms are generously sized, offering flexibility for guests, a home office, or additional storage. The unit also includes in-suite laundry for added convenience. One of the standout features is the **private main-floor patio**, perfect for enjoying your morning coffee, fresh air, or easy outdoor access. With **condo fees covering heat and water**, you can enjoy worry-free living in this well-managed building. The location is unbeatable—steps away from shops, restaurants, parks, transit, and just minutes from downtown Calgary. Whether you're a first-time homebuyer, investor, or looking to downsize, this move-in-ready condo is a fantastic opportunity to own in a **thriving, walkable neighborhood**. Don't miss out!