

107, 1900 25A Street SW  
Calgary, Alberta

MLS # A2219477



## \$219,000

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	721 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Covered, Gated, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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>	See Remarks		

**Inclusions:** N/A

Nestled just steps from the lively 17th Avenue area, this charming two-bedroom condo blends comfort with convenience. The thoughtfully designed interior boasts a bright, open-concept layout complemented by a generous private patio perfect for unwinding. A contemporary kitchen showcases sleek stainless steel appliances, stylish tile backsplash, and abundant counter and cupboard space. The sunlit living and dining areas face south, creating a warm atmosphere ideal for hosting or relaxing. The primary bedroom offers dual built-in closets, while the second bedroom is spacious and versatile. A renovated 4-piece bathroom features modern upgrades including sink, faucet, and lighting. Additional perks include in-suite laundry and dedicated storage. Step outside to a sprawling patio that opens to a landscaped communal courtyard, plus access to a shared rooftop patio for even more outdoor enjoyment. The unit comes with a covered, gated, and secure parking stall, and there's plenty of extra street parking nearby. With easy access to shopping, transit, and only minutes to downtown or a short walk to the LRT, this location truly has it all.