

204, 1900 25A Street SW  
Calgary, Alberta

MLS # A2228746



## \$239,900

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	839 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable
<b>Features:</b>	No Animal Home		

**Inclusions:** Living room chair

Very clean and well maintained single level condominium featuring 2 bedrooms, in suite laundry and secure underground parking stall ( # 26 ). The large living room leads to a spacious east facing private balcony. All appliances are included and this unit is vacant and ready for immediate occupancy. The building is secure with an elevator and handicap access. The location for this inner city condo is great with easy access to downtown, public transportation and close to schools and shopping. Perfect for first time Buyer or investment property.