

1900 25A Street #307, Calgary T3B 1Y5

MLS® #: **A2148321** Area: **Richmond** Listing **07/10/24** List Price: **\$249,900**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **718**
 Low Sqft:
 Ttl Sqft: **718**

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick, Concrete**
 Flooring: **Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`4" x 10`4"	Living Room	Main	19`2" x 11`0"
Foyer	Main	6`6" x 4`3"	Laundry	Main	5`6" x 4`9"
Bedroom - Primary	Main	12`1" x 9`7"	Bedroom	Main	10`9" x 9`1"
4pc Bathroom	Main				

Legal/Tax/Financial

Condo Fee: **\$580** Title: **Fee Simple** Zoning: **M-H1**

Fee Freq:
Monthly

Legal Desc: **8211761**

Remarks

Pub Rmks: **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!**

Inclusions: **curtain rods, 2 FOBS**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123