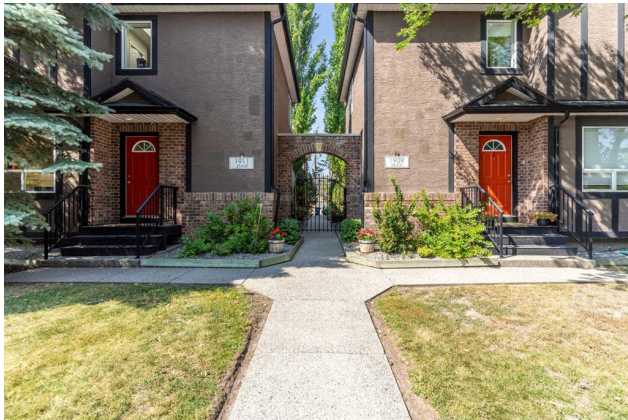


1909 25A Street #2, Calgary T3E 1Y6

MLS® #: **A2181536** Area: **Killarney/Glengarry** Listing Date: **12/06/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,133**
 Low Sqft:
 Ttl Sqft: **1,133**

DOM

57
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,City Lot,Few Trees,Low Maintenance Landscape,Paved**
 Park Feat: **Assigned,Garage Faces Rear,Oversized,Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Courtyard,Lighting,Other,Private Entrance**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
 Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Granite Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`10" x 7`7"	Dining Room	Main	7`10" x 11`8"
Foyer	Main	9`0" x 10`11"	Kitchen	Main	11`9" x 11`1"
Living Room	Main	12`4" x 21`6"	4pc Bathroom	Second	12`3" x 9`8"
Bedroom	Second	12`3" x 13`1"	Bedroom - Primary	Second	12`11" x 11`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$452

Fee Simple
Fee Freq:
Monthly

DC (pre 1P2007)

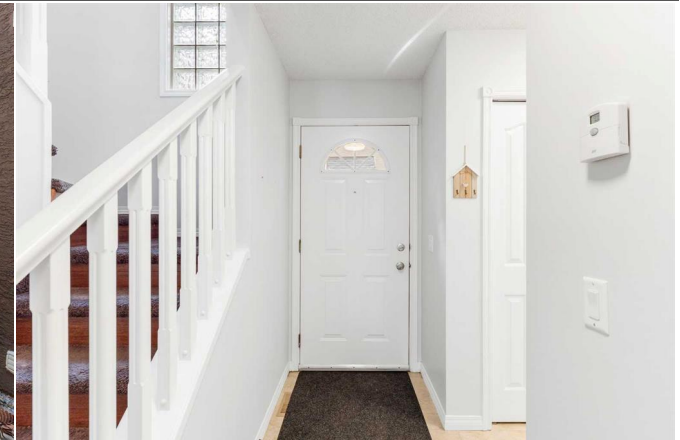
Legal Desc: 0013140

Remarks

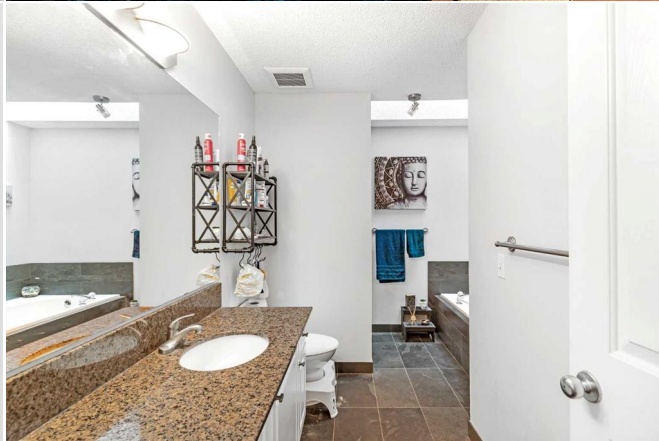
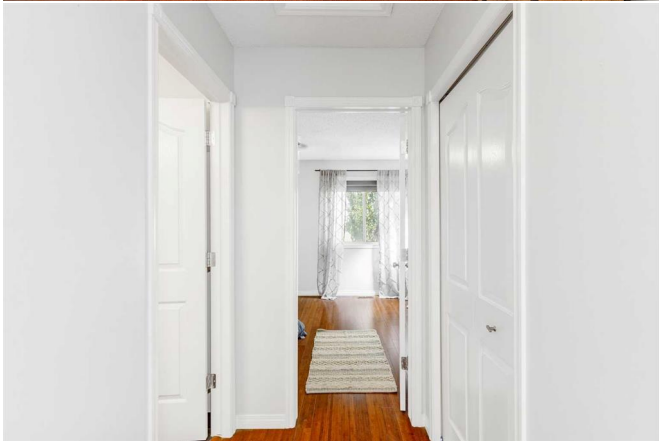
Pub Rmks: **Welcome to Killarney 1900 - A charming 8-unit boutique-style complex nestled in the sought-after community of Killarney, just steps away from vibrant 17th Avenue! From the moment you approach your private entrance, featuring a wrought iron gate leading to a picturesque interior courtyard, you'll be captivated by the quaint European-inspired ambiance. This 2-bedroom, 1.5-bathroom townhome has been thoughtfully updated to blend modern conveniences with timeless style. Notable features include: -Gorgeous bamboo flooring throughout the main level. -Freshly painted doors, trim, baseboards, and ceilings. -LED lighting with dimmers for customizable ambiance. -Updated gas fireplace with sleek modern tile surround. -A space-saving Murphy bed in the second bedroom, complete with built-in drawers and a file cabinet. -Stylish subway tile backsplash in the kitchen and upgraded appliances, including a newer dishwasher, washer/dryer, and 50-gallon hot water tank. The bright open-concept main floor is perfect for entertaining, anchored by a stunning 3-sided gas fireplace that separates the dining and living areas. Oversized windows flood the space with natural light. The spacious kitchen boasts granite countertops, ample cabinetry, and a breakfast bar for casual dining. A powder room and additional closet (ideal as a pantry) complete this level. Upstairs, you'll find a primary bedroom with a large walk-in closet and a second bedroom that doubles as an office/den with the Murphy bed. The main 4-piece bathroom features a separate tub and shower, granite countertops, and a skylight (replaced in 2020) for extra natural light. Step outside to your private deck, recently updated with new paint and metal railings. Surrounded by a low-maintenance shade garden with columnar aspen trees, ferns, hostas, vines, and perennials, this outdoor space offers both beauty and privacy. Additional highlights include: -A semi-finished basement with rough-in plumbing, ready for your creative touch. -Newer furnace with a humidifier, upgraded attic insulation, and full-sized laundry with additional storage. -Detached single garage space and a well-managed complex with recent upgrades, including Fibre Optic internet and a newer roof. Conveniently located near schools, parks, Shaganappi Golf Course, tennis courts, coffee shops, pubs, and restaurants. The LRT station is a quick 5-minute walk, and downtown Calgary is easily accessible. This beautiful property truly has modern updates, charming details, and a prime location. Don't miss the opportunity to call this townhouse your home!**

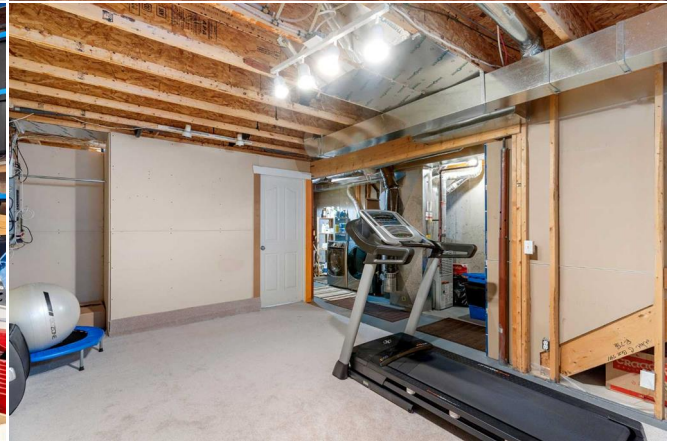
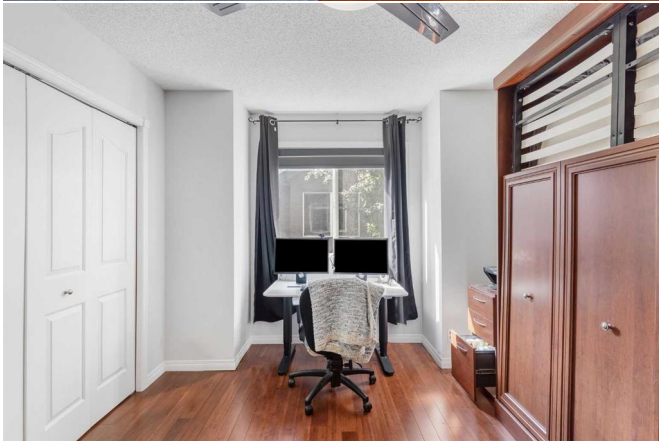
Inclusions: **murphy bed**
Property Listed By: **Royal LePage Benchmark**

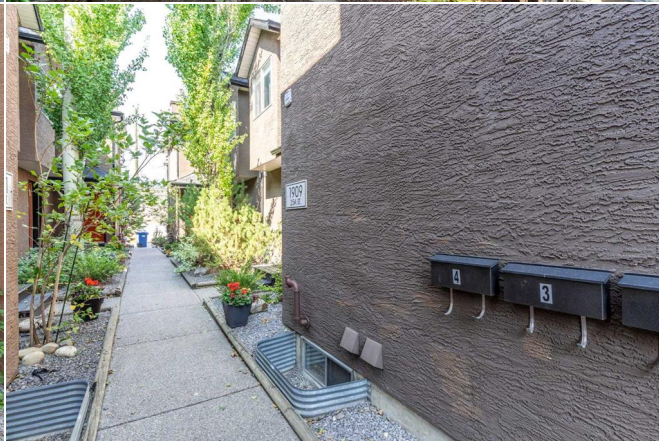
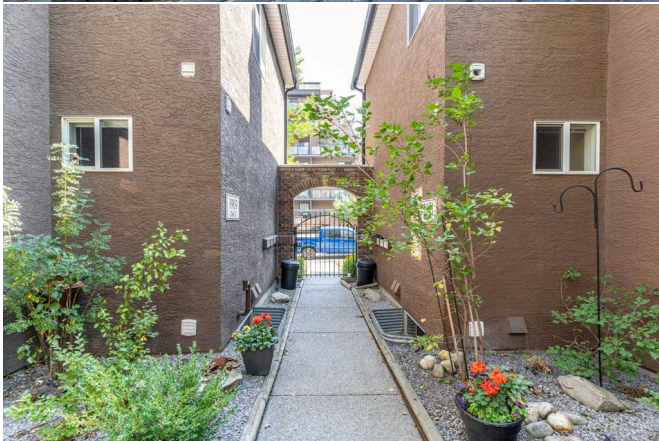
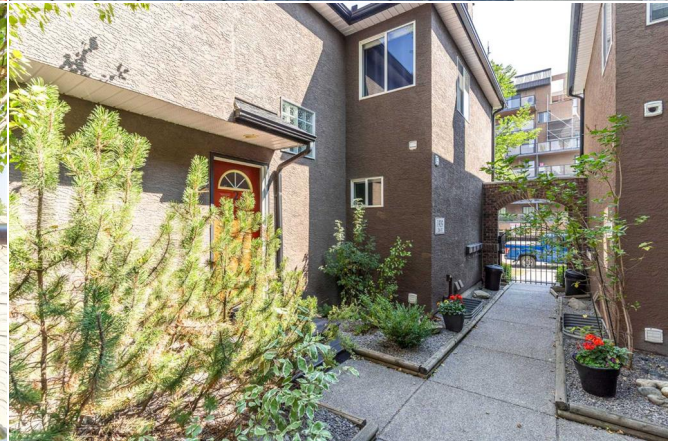
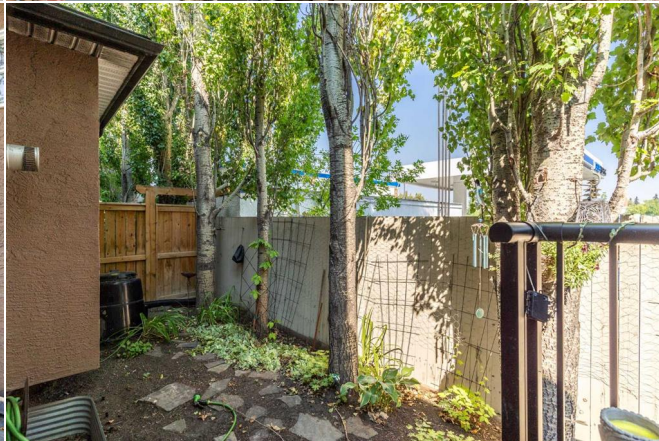
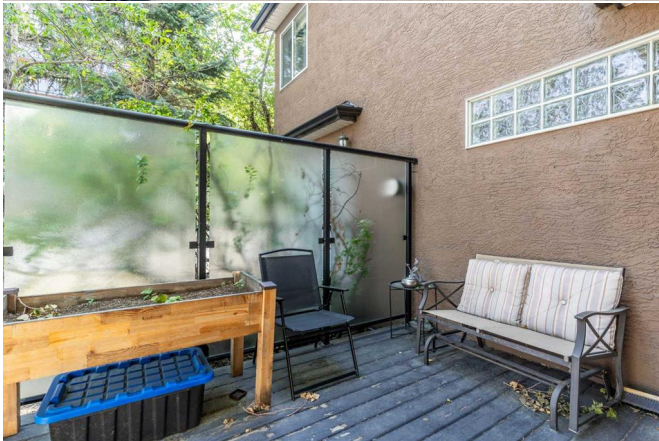
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2-1909 25a St SW, Calgary, AB

Main Floor Interior Area 565.72 sq ft



PREPARED: 2023/08/18



Water regions are excluded from total floor area in CGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2-1909 25a St SW, Calgary, AB

2nd Floor Interior Area 587.59 sq ft



PREPARED: 2023/08/18



Water regions are excluded from total floor area in CGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2-1909 25a St SW, Calgary, AB

Main Building Total Interior Area Above Grade 1133.31 sq ft



Main Floor Interior Area 565.72 sq ft

2nd Floor Interior Area 587.59 sq ft

Basement (Below Grade) Interior Area 977.99 sq ft

PREPARED: 2023/08/18



Water regions are excluded from total floor area in CGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

