



THE
A-TEAM

**RE/MAX
FIRST**

1900 25A Street #203, Calgary T3E 1Y5

MLS® #: **A2190421** Area: **Richmond** Listing Date: **01/30/25** List Price: **\$239,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: **841**
 Low Sqft:
 Ttl Sqft: **841**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	46`9" x 30`1"	Bedroom	Main	39`8" x 33`8"
Kitchen	Main	33`11" x 20`3"	Dining Room	Main	34`5" x 27`4"
Living Room	Main	44`3" x 63`9"	4pc Bathroom	Main	25`8" x 16`5"
Storage	Main				

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$654

Fee Simple

M-H1

Fee Freq:

Monthly

Legal Desc: 8211761

Remarks

Pub Rmks: Experience the convenience and comfort of inner-city living in this spacious 841 sq. ft 2 bedroom, 1 bathroom corner unit in a concrete building. The surrounding community is very vibrant with easy access to amenities, public transit and downtown. Location is everything; a short walk to the Killarney Aquatic Centre, 17 Ave SW, major bus routes, Shaganappi Point LRT station, shops and restaurants! This 2nd floor corner unit features a large west facing patio with updated modern railings and a covered roof. Condo comes with 1 secured underground parking stall. Very livable floor plan with a huge dining/ living room area that can easily accommodate a large sectional couch and a full size dining table. There's an additional breakfast nook just off of the kitchen that will fit a 2nd good sized table or it can be used as an office/flex space. In-suite laundry room comes complete with full-size front load laundry machines and plenty of extra storage space. The building has 2 updated elevators and an exterior wheelchair ramp to access the main front door of the building. Pet friendly building with condo board approval. Appealing price point to purchase an inner-city property for first time buyers or investors!

Inclusions: N/A

Property Listed By: RE/MAX iRealty Innovations

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







