



THE
A-TEAM

**RE/MAX
FIRST**

1925 25 Street #201, Calgary T3E1W8

MLS® #: **A2199851**

Area: **Richmond**

Listing Date: **03/07/25**

List Price: **\$389,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2001**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Stall

Finished Floor Area

Abv Sqft: **892**
Low Sqft:
Ttl Sqft: **892**

DOM

6

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single
Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Cedar,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$500**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **0113470**

Remarks

Pub Rmks:

Welcome to this beautifully renovated 2-bedroom, 1-bathroom unit in the highly sought-after community of Richmond! This second-level condo offers a thoughtfully designed open-concept layout, featuring modern finishes, stylish cabinetry, and gleaming quartz countertops that perfectly complement the sleek laminate flooring throughout. The bright and inviting living area is enhanced by large windows that allow for plenty of natural light, while the functional kitchen offers ample storage and counter space, making it a dream for home chefs and entertainers alike. Step outside onto your private covered balcony, complete with a built-in BBQ gas line—ideal for enjoying year-round grilling and relaxing with a morning coffee or evening glass of wine. The unit also comes with a huge underground storage locker, providing extra space for all your belongings. With low condo fees, this property is a fantastic opportunity for first-time buyers, downsizers, or investors looking for a low-maintenance, high-value inner-city home. Situated just steps from the vibrant energy of 17th Avenue, you'll have easy access to trendy cafes, top-rated restaurants, boutique shopping, and lively nightlife. Plus, with downtown Calgary just minutes away, commuting is a breeze. Experience the perfect blend of modern living, convenience, and unbeatable location!

Inclusions:

N/A

Property Listed By:

The Real Estate District

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







