



GRASSROOTS
REALTY GROUP

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408, 1900 25A Street SW
Calgary, Alberta

MLS # A2330105



\$210,000

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	784 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: NA

UNOBSTRUCTED DOWNTOWN VIEWS | LARGE EAST-FACING BALCONY | CONCRETE BUILDING | 2 BEDROOMS | HEATED UNDERGROUND PARKING | IN-SUITE LAUNDRY | PRIME 17TH AVENUE LOCATION Enjoy impressive downtown views from this bright fourth-floor condo, ideally located in a solid eight-storey concrete building along vibrant 17th Avenue. The large east-facing balcony offers an unobstructed view of Calgary's skyline and a great place to enjoy your morning coffee or relax outdoors. Inside, the functional layout features engineered hardwood flooring, an updated kitchen with stainless steel appliances, two comfortable bedrooms and a full bathroom. In-suite laundry with additional storage adds everyday convenience, while the heated underground parking stall keeps your vehicle secure and protected year-round. The central location makes commuting easy, with the CTrain approximately three blocks away and downtown accessible in about 10 minutes. Nearby transit routes provide convenient access to Mount Royal University, SAIT, Alberta University of the Arts and Foothills Medical Centre. Enjoy being close to schools, parks, playgrounds, shopping, caf  s, restaurants, pubs and fitness studios. The Killarney Aquatic and Recreation Centre, Shaganappi Point Station, the 50 Plus Good Companions Club and Shaganappi Point Golf Course are all nearby. During the winter, the golf course provides opportunities for snowshoeing and cross-country skiing. This is a fantastic opportunity to enjoy low-maintenance urban living in the trendy 17th Avenue Village area with an incredible downtown view.