



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

502, 1900 25A Street SW
Calgary, Alberta

MLS # A2335317



\$200,000

Division:	Richmond		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	870 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 710
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-H1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Tastefully updated and move-in ready, this bright 2-bedroom corner unit offers exceptional value in the sought-after inner-city community of Richmond Hill/Killarney/Glengarry. Featuring luxury vinyl plank flooring, fresh paint, and a timeless neutral colour palette, this home provides the perfect backdrop to add your own personal style. Enjoy an expansive west-facing balcony with peek-a-boo mountain views and plenty of afternoon sunshine. The functional kitchen offers ample cabinetry and generous counter space, flowing into an open-concept living and dining area with flexibility for a home office or reading nook. Both bedrooms are generously sized with excellent closet space, while the 4-piece bathroom is conveniently located between them. An assigned heated underground parking stall adds year-round comfort and convenience. Situated just off vibrant 17 Avenue SW, this unbeatable location offers exceptional walkability to shopping, restaurants, cafés, transit, schools, and recreation. You're just a 5-minute walk to the Killarney Aquatic & Recreation Centre, Shaganappi LRT Station, Alexander Ferguson School, and the New Castle Pub, with easy access to downtown, Marda Loop, and the Bow Trail corridor. Ideal for first-time buyers, professionals, downsizers, or investors looking for a turnkey property in one of Calgary's most desirable inner-city neighbourhoods.