

\$450,000 - 1, 1911 25a Street Southwest, Calgary

MLS® #A1228576

\$450,000

2 Bedroom, 1.5 Bathroom, 1,128 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to #1 1911 25A Street SW located in the desirable community of Killarney! This home is ideally located minutes from downtown, with quick access to Bow Trail and Crowchild Trail. This sophisticated Brooklyn-style townhome has everything that you've been looking for and more. Have the freedom of maintenance-free inner-city living in this rare 8-unit complex, with windows on all sides, secure garage parking, and an open main floor layout. Upstairs, the 4-piece washroom boasts a jacuzzi tub. The bright primary bedroom is complete with a spacious walk-in closet. And a large second bedroom completes the upper level. The unfinished basement is plumbed in and has plenty of potential for whatever your lifestyle requires. This is just steps away from 17th Ave with amazing shopping and restaurants. Other amenities worth mentioning are the green spaces, tennis courts, pathways, Bow River, schools, and Shaganappi Point LRT Station (a 5-minute walk). Feel free to click on the 24-hour open house link or schedule a private tour with your favourite Realtor today!

Built in 2000

Essential Information

MLS® #	A1228576
Price	\$450,000
Bedrooms	2



Bathrooms	1.5
Full Baths	1
Half Baths	1
Square Footage	1,128
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active
Condo Fee	389
Condo Fee Includes	Common Area Maintenance, Insurance, Snow Removal

Community Information

Address	1, 1911 25a Street Southwest
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E 1Y6

Amenities

Amenities	Snow Removal, Other
Parking Spaces	1
Parking	Garage Door Opener, Insulated, Single Garage Detached
# of Garages	1

Interior

Goods Included	Breakfast Bar, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Basement Development	Full, Unfinished
Basement Type	Full, Unfinished
Flooring	Carpet, Hardwood, Linoleum

Exterior

Exterior Features	Garden, Private Yard, Private Entrance
Lot Description	Corner Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete
Front Exposure	E
Site Influence	Corner Lot, Treed

Additional Information

Zoning	DC (pre 1P2007)
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Room Dimensions

Dining Room	10`5 x 7`10
Kitchen	12`2 x 8`10
Living Room	20`9 x 13`2
Master Bedroom	15`5 x 13`6
Bedroom 2	11`5 x 9`10

Listing Details

Listing Office	RE/MAX FIRST
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