jenniferstudent@me.com

104, 1900 25A Street SW Calgary, Alberta

MLS # A2198827



\$225,000

| Division: | Richmond | | | |
|-----------|--|--------|-------------------|--|
| Type: | Residential/High Rise (5+ stories) | | | |
| Style: | Apartment-Single Level Unit | | | |
| Size: | 838 sq.ft. | Age: | 1982 (43 yrs old) | |
| Beds: | 2 | Baths: | 1 | |
| Garage: | Garage Door Opener, Heated Garage, Parking Lot, Secured, Underground | | | |
| Lot Size: | - | | | |
| Lot Feat: | - | | | |

| Heating: | Baseboard, Boiler, Natural Gas | Water: | - |
|-------------|--------------------------------|------------|--------|
| Floors: | Tile, Vinyl | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 654 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Metal Frame | Zoning: | M-H1 |
| Foundation: | - | Utilities: | - |

Features: Closet Organizers, Laminate Counters, Open Floorplan

Inclusions: Garage door opener

Welcome to Unit 104 at 1900 25A Street SW, a bright and spacious main-floor2-bedroom, 1-bathroom condo in the heart of **Calgary's vibrant Richmond community**. Situated in a concrete building, this unit offers quiet living and the added convenience of underground heated & secured parking. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space filled with natural light. The well-appointed kitchen features **modern appliances and ample cabinetry. Both bedrooms are generously sized, offering flexibility for guests, a home office, or additional storage. The unit also includes in-suite laundry for added convenience. One of the standout features is the **private main-floor patio**, perfect for enjoying your morning coffee, fresh air, or easy outdoor access. With **condo fees covering heat and water**, you can enjoy worry-free living in this well-managed building. The location is unbeatable—steps away from shops, restaurants, parks, transit, and just minutes from downtown Calgary. Whether you're a first-time homebuyer, investor, or looking to downsize, this move-in-ready condo is a fantastic opportunity to own in a **thriving, walkable neighborhood**. Don't miss out!