

**2, 1911 25A Street SW  
Calgary, Alberta**

**MLS # A2217707**



**\$449,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Double Garage Detached, Off Street, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Quartz Counters, Skylight(s), Storage		

**Inclusions:** N/A

Impeccable Location, New Kitchen, New Appliances, New Upstairs Carpet, New Double Vanity, Great Value in Killarney + More! This exclusive townhome in a fantastic location is apart of a cohort of 7 other units, super close to 17 Ave amenities, Killarney school, Killarney off leash dog park, Shaganappi Golf Course, the LRT & DT Calgary. The curb appeal of these units look very sophisticated & well put together with its stucco & brick exterior. This spacious 1232 Sq Ft unit introduces a brand new timeless kitchen with new cabinetry, quartz countertops, tiled backsplash & appliances. the open style main floor has everything you need & shares a private south facing outdoor space with a small back deck area for drinking a coffee & grabbing some fresh air. The brand new carpets will feel great on your feet as you head to the upstairs level; 2 decent sized bedrooms boast with great size & are naturally bright, due to the large windows. Both bedrooms share an awesome bathroom that hones a brand new double vanity sink (matching the kitchen), new toilet & lighting; a relaxing combo of a jetted tub & stand up shower complete the space. A bonus to this bathroom is the lavish skylight that adds another dynamic & unique tranquility. The 600 Sq Ft basement is unfinished & awaiting for someone to make it their own, add their touch & produce even more value to this property. Other items to note, the hot water tank is newer (2021) & the unit comes with an assigned garage parking stall located in the laneway behind the building. Its safe to say its easier to appreciate all this house has to offer in person. Come take a look!