

# \$449,900 - 2, 1911 25a Street Sw, Calgary

MLS® #A2217707

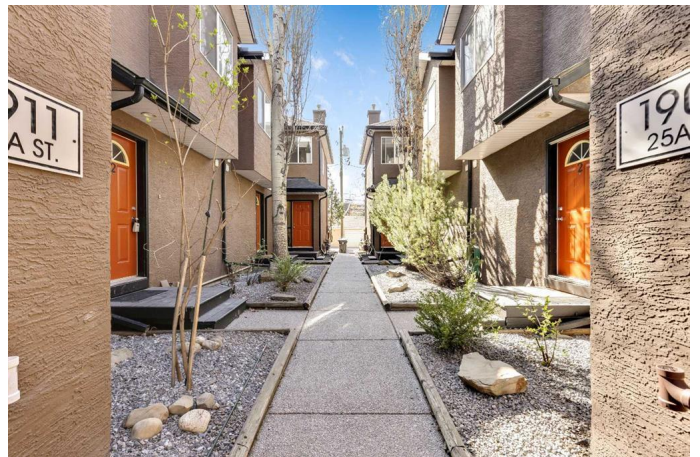
**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

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!

Built in 2000

### **Essential Information**

MLS® #	A2217707
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### **Community Information**

Address	2, 1911 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y6

### **Amenities**

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Double Garage Detached, Off Street, Side By Side
# of Garages	1

### **Interior**

Interior Features	Double Vanity, Quartz Counters, Skylight(s), Storage
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	6
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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