

**108, 1900 25A Street SW**  
**Calgary, Alberta**

**MLS # A2226505**



**\$225,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

A Great Two bedroom and One bathroom condo with a large patio in a quiet building. Ground floor unit. The living room has patio doors that open to your own private patio. Well maintained unit and great square footage for this price. A Seventh floor social room and balcony with spectacular city views. Underground heated parking is additional feature. Easy access to 17th Ave and public transit. Very close to Killarney Pool and Recreational Center. Overall is good location condo. With easy access to shopping, transit, and only minutes to downtown or a short walk to the LRT, this location truly has it all.