

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

MLS® #A2217707

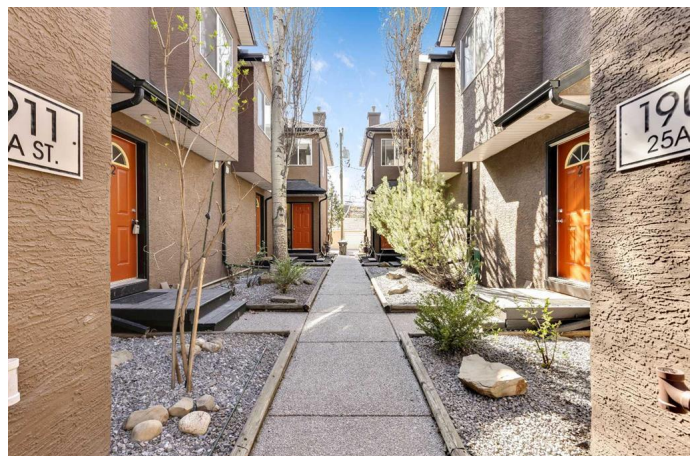
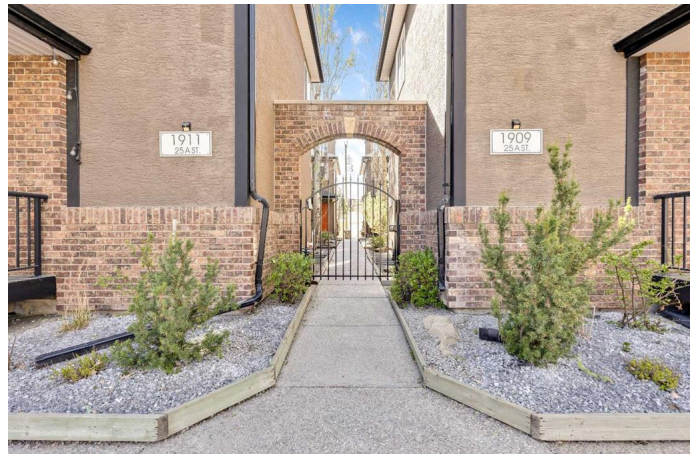
**\$449,900**

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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