

# \$450,000 - 2, 1909 25a Street Sw, Calgary

MLS® #A2198695

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,133 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to Killarney 1902 – a charming 8-unit boutique-style complex nestled in the sought-after community of Killarney, just steps from vibrant 17th Avenue! From the moment you approach your private entrance, featuring a wrought iron gate leading to a picturesque interior courtyard, you’ll be captivated by the quaint European-inspired ambiance.

This beautifully updated 2-bedroom, 1.5-bathroom townhome seamlessly blends modern conveniences with timeless style.

Notable features include:

Gorgeous bamboo flooring throughout the main level.

Freshly painted doors, trim, baseboards, and ceilings.

LED lighting with dimmers for customizable ambiance.

Updated gas fireplace with sleek modern tile surround.

A space-saving Murphy bed in the second bedroom, complete with built-in drawers and a file cabinet.

Stylish subway tile backsplash in the kitchen and upgraded appliances, including a newer dishwasher, washer/dryer, and 50-gallon hot water tank.

The bright open-concept main floor is perfect for entertaining, anchored by a stunning 3-sided gas fireplace that separates the dining and living areas. Oversized windows flood the



space with natural light. The spacious kitchen boasts granite countertops, ample cabinetry, and a breakfast bar for casual dining. A powder room and additional closet (ideal as a pantry) complete this level.

Upstairs, you'll find a primary bedroom with a large walk-in closet and a second bedroom that doubles as an office/den with the Murphy bed. The main 4-piece bathroom features a separate tub and shower, granite countertops, and a skylight (replaced in 2020) for extra natural light.

Additional highlights include:

A partially finished basement with a framed bedroom and rough-in plumbing, offering great potential for customization.

Newer furnace with a humidifier, upgraded attic insulation, and full-sized laundry with additional storage.

Detached single garage space and a well-managed complex with recent upgrades, including Fibre Optic internet and a newer roof. Conveniently located near schools, parks, Shaganappi Golf Course, tennis courts, coffee shops, pubs, and restaurants. The LRT station is a quick 5-minute walk, and downtown Calgary is easily accessible.

This beautiful property offers modern updates, charming details, and a prime location.

Don't miss the opportunity to call this townhouse your home!

Built in 2000

### **Essential Information**

MLS® #	A2198695
Price	\$450,000
Bedrooms	2

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 1909 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	Additional Parking, Double Garage Attached, Assigned, On Street, Side By Side
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Royal LePage Benchmark
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