

**104, 1900 25A Street SW**  
**Calgary, Alberta**

**MLS # A2198827**



**\$225,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	838 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parking Lot, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 654
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Frame	<b>Zoning:</b>	M-H1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Laminate Counters, Open Floorplan		

**Inclusions:** Garage door opener

Welcome to Unit 104 at 1900 25A Street SW, a bright and spacious main-floor 2-bedroom, 1-bathroom condo in the heart of **Calgary's vibrant Richmond community**. Situated in a concrete building, this unit offers quiet living and the added convenience of underground heated & secured parking. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating an inviting space filled with natural light. The well-appointed kitchen features **modern appliances and ample cabinetry**. Both bedrooms are generously sized, offering flexibility for guests, a home office, or additional storage. The unit also includes in-suite laundry for added convenience. One of the standout features is the **private main-floor patio**, perfect for enjoying your morning coffee, fresh air, or easy outdoor access. With **condo fees covering heat and water**, you can enjoy worry-free living in this well-managed building. The location is unbeatable—steps away from shops, restaurants, parks, transit, and just minutes from downtown Calgary. Whether you're a first-time homebuyer, investor, or looking to downsize, this move-in-ready condo is a fantastic opportunity to own in a **thriving, walkable neighborhood**. Don't miss out!