

\$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	1
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Royal LePage Benchmark
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