

# \$419,000 - 2441 25a Street Sw, Calgary

MLS® #A2241742

**\$419,000**

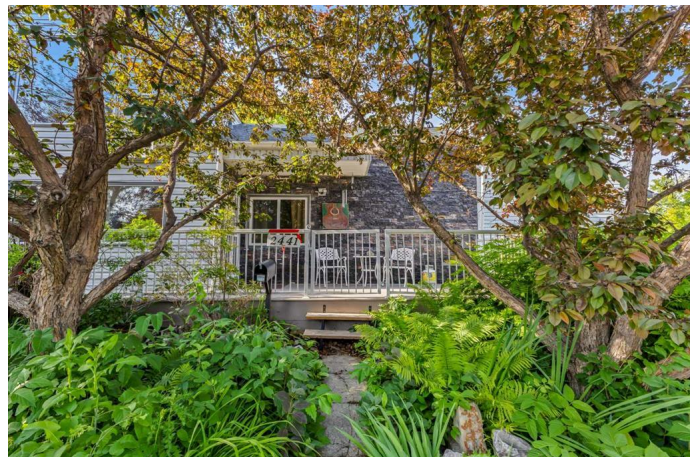
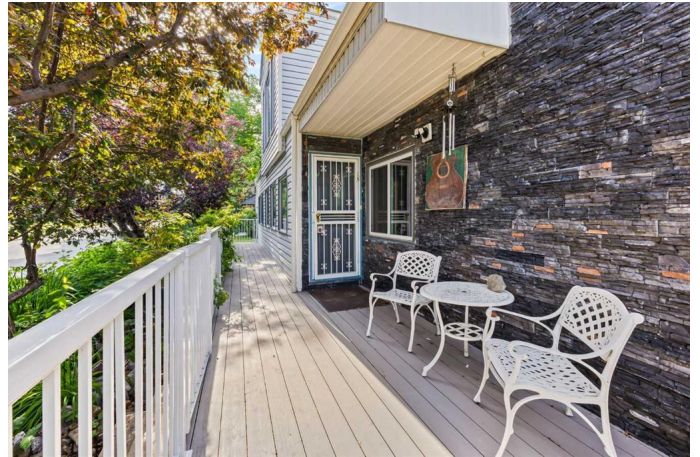
1 Bedroom, 1.00 Bathroom, 937 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to one of Calgary's most sought after inner city neighborhoods, Killarney/Glengarry! This bright, updated home offers unbeatable value for first-time buyers looking to enter the market or investors seeking a turnkey property in a prime location. Enjoy the walkable lifestyle with nearby parks, playgrounds, local coffee shops, and restaurants, or take a quick trip to explore the vibrant scenes of Marda Loop and Richmond. With downtown Calgary and Mount Royal University just 5-10 minutes away, this location is ideal for young professionals, students, and urban commuters alike. The home features a brand new hot water tank, washer/dryer, along with new windows and south facing deck added in 2022. Inside, the main floor features a spacious bedroom, a full four-piece bathroom, and a cozy living room with a gas fireplace that creates a warm and welcoming atmosphere. The space flows seamlessly into a bright eat-in kitchen, perfect for everyday meals or hosting friends. Upstairs, the sun-filled loft offers large south-facing windows that bathe the space in natural light, along with ample built-in storage. Whether you use it as a primary bedroom, a second living area, or a flex space, it offers exceptional versatility to suit your lifestyle.

Built in 1989

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2241742               |
| Price          | \$419,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 937                    |
| Acres          | 0.14                   |
| Year Built     | 1989                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2441 25a Street Sw  |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 1Z1             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | None                    |
| Parking Spaces | 1                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, Vaulted Ceiling(s)                                                    |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Electric                                                                   |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Gas                                                                                   |
| Basement          | None                                                                                  |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                                 |
|-----------------|---------------------------------|
| Lot Description | Low Maintenance Landscape       |
| Roof            | Asphalt Shingle                 |
| Construction    | Stone, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete, Slab           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 11              |
| Zoning         | R-C2            |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

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