



# 1909 25A Street Calgary Alberta

\$475,000

Welcome to Killarney 1900 - A charming 8-unit boutique-style complex nestled in the sought-after community of Killarney, just steps away 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 2-bedroom, 1.5-bathroom townhome has been thoughtfully updated to blend 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. Step outside to your private deck, recently updated with new paint and metal railings. Surrounded by a low-maintenance shade garden with columnar aspen trees, ferns, hostas, vines, and perennials, this outdoor space offers both beauty and privacy. Additional highlights inclu...

4pc Bathroom 12.25 Ft x 9.67 Ft  
 Bedroom 12.25 Ft x 13.08 Ft  
 Primary Bedroom 12.92 Ft x 11.83 Ft  
 2pc Bathroom 2.83 Ft x 7.58 Ft

Dining room 7.83 Ft x 11.67 Ft  
 Foyer 9.00 Ft x 10.92 Ft  
 Kitchen 11.75 Ft x 11.08 Ft  
 Living room 12.33 Ft x 21.50 Ft

Listing Presented By:



Originally Listed by:  
 Royal LePage Benchmark



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