



## 2441 25a Street SW, Calgary, Alberta - \$409,900



Main Photo

### Property Description

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.

**REALTOR Referral**

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