

\$525,000 - 4, 1939 25a Street Sw, Calgary

MLS® #A2262576

\$525,000

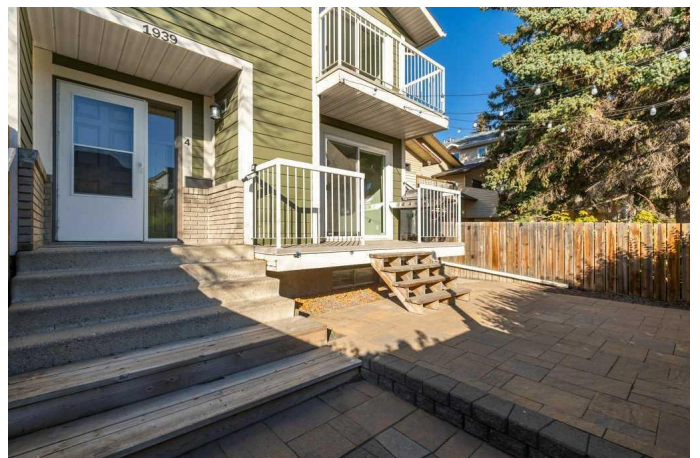
3 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your new townhome in the heart of Killarney! This rare unit in a quiet corner lot 4-plex offers nearly 2,000 square feet of developed living space. The main floor features an open concept layout where the kitchen and dining area flow seamlessly into the bright and inviting living room, creating a perfect space for both entertaining and everyday living. The kitchen is stylish and functional, with ample cabinet space, modern finishes and a clear view of the main living area so you can stay connected while you cook or host. Updated flooring and neutral paint provide a warm, contemporary feel throughout. The private courtyard offers a quiet spot for morning coffee or evening relaxation, while upstairs you'll find a spacious primary bedroom with a walk-in closet, 3-piece ensuite and a private balcony. Two additional well sized bedrooms and a full 4-piece bath complete the upper level, ideal for family or guests. The fully developed basement adds flexible living space for a media room, gym or play area. With an assigned parking stall and an unbeatable location close to Westbrook Mall, 17th Avenue shops and caf  s, plus quick access to MRU, Crowchild Trail, Glenmore Trail and the West LRT, this is modern inner city living at its best. Check out the 3D Virtual Tour and book your showing today!

Built in 1982



Essential Information

MLS® #	A2262576
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,293
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4, 1939 25a Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 1Y6

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Alley Access, Assigned, Parking Pad, Stall

Interior

Interior Features	Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone, Raised Hearth
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	20
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.