

7E, 133 25 Avenue SW  
Calgary, Alberta

MLS # A2224842



## \$435,000

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Prime Location in Mission &dash; Stylishly Renovated Condo in a Boutique Building Discover this beautifully updated two-bedroom, two-bathroom condo in a well-maintained, boutique-style building in the heart of Mission. This exceptionally clean and well-managed property has seen numerous upgrades over the years, including a modernized elevator, updated fire monitoring system, new roof, and replacement of east- and west-facing windows. Inside, the condo features stylish laminate flooring, sleek quartz countertops, stainless steel appliances, and an impressively large walk-in pantry &dash; a rare find in apartment living. Both bedrooms are generously sized, and the highlight of the unit is a massive 32' x 7' south-facing balcony with two convenient access points, perfect for relaxing or entertaining. Additional highlights include: One underground parking stall with storage locker A welcoming social room on the main floor Nine off-street visitor parking stalls &dash; a true bonus in this central location Enjoy unparalleled convenience just steps from the vibrant dining of 4th Street, scenic river pathways, and the lively energy of 17th Avenue. A pleasure to show &dash; don't miss this exceptional opportunity!