

203, 225 25 Avenue SW  
Calgary, Alberta

MLS # A2228924



**\$399,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	981 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 708
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

**Inclusions:** None

It's all about location, lifestyle, and low-maintenance living! Discover a standout opportunity for homeownership in Mission—one of Calgary's most vibrant inner-city communities, home to the iconic Lilac Festival and a hub for foodies, fitness lovers, and boutique shoppers alike. This stylish 2-bedroom, 2-bathroom condo has been thoughtfully remodeled with tile lovers in mind—featuring sleek, marble-inspired 20"x20" tile throughout the entire unit for a clean, modern aesthetic that's equal parts practical and polished. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 981 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching waterfall granite countertops, large tile backsplash, stainless steel appliances and ample cabinetry and counter space for the serious cook and takeout aficionado. Flowing seamlessly into a spacious dining area and bright living room, you'll love the triple-pane sliding glass doors that lead to your private 17' x 6' balcony—perfect for your morning coffee or sunset wind-down. The king-sized primary bedroom includes a spacious closet with built-in organizers, and a full 4-piece ensuite bathroom with deep soaker tub. Other features of this unit include a spacious laundry "room" (6'7" x 6'0"), one assigned underground parking stall and out of suite storage. The complex offers an exercise room, communal outdoor terrace and private park-like setting that expands along the east side of the complex from 25th Ave to 26th Ave for quick access to the Elbow River and it's walking/cycle paths. You can walk to some of Calgary's best! You're just minutes from 4th Street & 17th Ave restaurants and night life, Phil & Sebastian, Purple Perk, OEB and Mercato, Elbow River pathways & Repsol Centre, Safeway, yoga

studios, boutique Fitness and more. Don't have a car? Not to worry, there's great transit access from here whether it's the bus routes connection on 4th Street (Route #3, 17 & 449) or the Elrton C-train station. Truly a great opportunity.