

601, 225 25 Avenue SW  
Calgary, Alberta

MLS # A2229555



**\$459,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,147 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 808
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** None

Unbeatable location! You're just minutes from 4th Street & 17th Ave restaurants and night life. Enjoy from an array of local coffee shops like Purple Perk or breakfast at Boulangerie or OEB dinner at My Little Italia Or Bodega - the options are endless. Not to mention proximity to 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. 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 updated 2-bedroom, 2-bathroom condo has been thoughtfully updaed throughout the years with ellergy-free floring in mind. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 1,147 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching mini-herringbone marble tile backsplash, quartz countertops, stainless steel appliances and ample cabinetry and counter space for the serious home cooks. Flowing seamlessly into a spacious dining area and bright living room, you'll love the sliding glass patio doors that lead to your large Southeast cornder balcony with some downtown views and the elbow river valley—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. Other features of this unit include a spacious laundry "room" (8'8" x 7'2"), 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! This is one of Riverscape's coveted "01" units - book your private showing to experience why!