

\$414,900 - 402, 225 25 Avenue Sw, Calgary

MLS® #A2109400

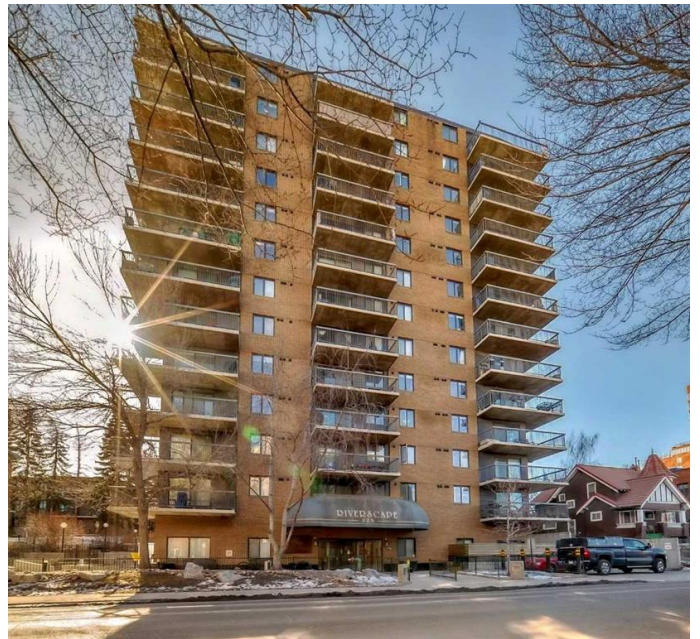
\$414,900

2 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Imagine springtime in the heart of incredibly walkable Mission, close to the Elbow River with an East and North facing 1,105 sqft corner unit with a wrap around balcony at Riverscape. This bright two bedroom, two bathroom home boasts lots of large windows and updates galore (bathrooms, engineered hardwood flooring, kitchen cupboards with pantry and stainless steel appliances to name a few) along with thoughtful touches (built in storage closet, closet organizers, and shut off valves on all plumbing) to make life beautiful AND easy. The windows have recently been replaced in this well run building, and the corner units here are rare to come by. The view on the east portion of the wrap around balcony looks towards east downtown and also overlooks part of Riverscape's large greenspace, along with the view to the north which puts you just above the treeline lending to an expansive feeling. The primary bedroom is a generous size and features a walk through closet to the ensuite bathroom. Ample second bedroom has a large, opened up closet to maximize space and is situated close to the second full bath. Great storage inside your unit, plus there is a storage cage in front of the assigned underground parkade stall. The building is well cared for and has two elevators, and a combination gym, meeting room and library space on the main floor. Off this multi-purpose room, there is a lovely fenced in patio space that is decorated with large flower pots and seating in the summer.



Riverscape also takes great pride in it's own courtyard greenspace that leads to a south gate which takes you right out to the walking paths along 26h Street and the Elbow River. All this and you are just minutes to a multitude the amenities along 4th Street - shopping, groceries, cafes and restaurants. Make this idyllic suite your next home!

Built in 1984

Essential Information

MLS® #	A2109400
Price	\$414,900
Sold Price	\$408,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	402, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

Amenities

Amenities	Elevator(s), Fitness Center, Park, Party Room, Recreation Room, Secured Parking
Parking Spaces	1
Parking	Assigned, Enclosed, Heated Garage, Parkade, Stall, Underground

Waterfront	River Access
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Interior

Interior Features	No Animal Home, No Smoking Home, Recreation Facilities, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	None
# of Stories	13

Exterior

Exterior Features	Courtyard
Roof	Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 25th, 2024
Days on Market	30
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	Houston Realty.ca
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