

\$549,900 - 1202, 225 25 Avenue Sw, Calgary

MLS® #A2116652

\$549,900

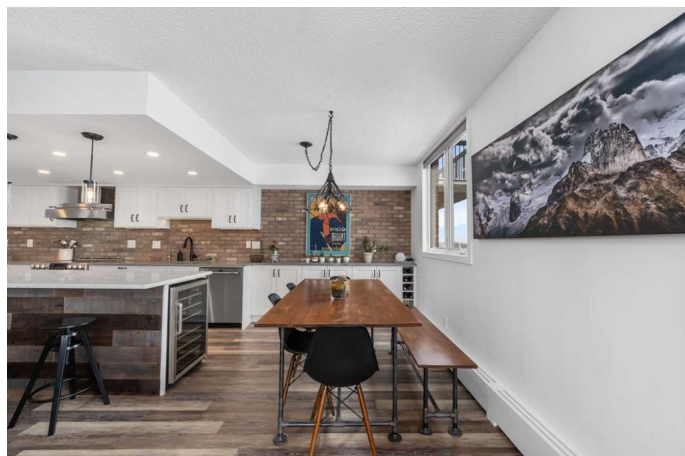
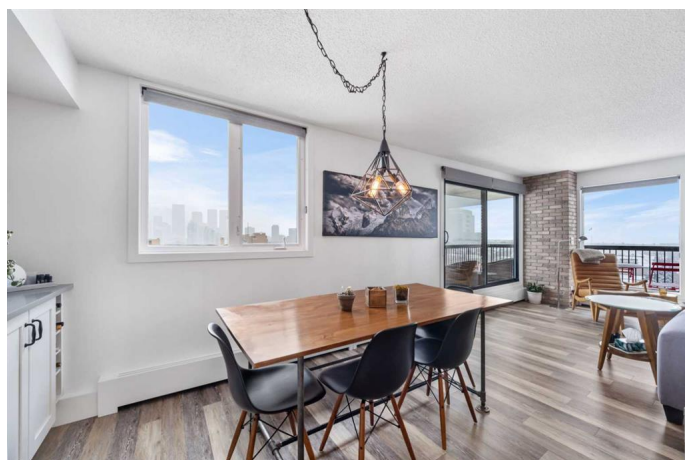
2 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

OPEN HOUSE: SAT. MAR. 30, 1:00-3:00PM.

This is a MUST SEE property with stunning views in picturesque Mission! This well thought-out home is filled with smart storage/space planning, wrapped in a delightful color palette and sprinkled with just the right amount of timeless flare. The moment you step inside you will notice a bench where you can sit to comfortably remove your footwear and sigh in relief and comfort. You make your way through the hallway and notice to your right-hand side that behind the stylish barn door there is a washer and dryer neatly tucked amidst walls of cupboard space designed to store shoes, tools, supplies, etc. and hang laundry to dry discretely. Carrying through the hallway you enter a generously-sized primary bedroom with a shiplap feature wall that is accentuated by the morning through the east-facing window. This primary bedroom features a walkthrough closet equipped with built-in drawers, shelving unit and plenty of hanging space for clothing. If you peak behind, you will notice the back walls in the closet are protected by a layer of colorful, yet playful wall paper. The ceiling detail in the closet adds a classic touch to polish the vibe. The 4-pc ensuite bathroom features dual undermounted sinks, dual led-lit mirrors and a walk-in shower with 10mil glass and chic tile design. As you continue down the main hallway, you notice a second bedroom on your right-hand that is large enough to rival the size of primary



bedrooms in new condo buildings. However, this second bedroom has "TWO" closets with organizers, allowing you once again to maximize your storage capacity. On the opposite wall you will notice a uniquely designed bookcase that can also double up as a display case for your favorite collectibles. Directly across the hallway from the 2nd bedroom you will notice an incredibly bright 4-piece bathroom with soaker tub, black fixtures and modern tile + finishing materials. At the end of the hallway you will witness an impressive single-piece Caesarstone island (no seam), crisp white cabinetry with great storage capacity - including slide-out/pull out pantry-style cabinets and plenty of drawers. The kitchen also showcases newer stainless steel appliances by GE Café®, brick facada backsplash, undercabinet lighting and potlights. The kitchen opens onto spacious dining area with built-in cabinetry and a generously-sized living room where you can enjoy breath-taking views of Calgary's downtown core. Step out onto the balcony through the sliding patio doors and you will witness a jaw-dropping 180 degree views of the North, East and South horizons, including views of the Elbow Rivers. Cats ok with board approval, no dogs allowed. Amenities include Bluebox delivery, Exercise room, and Outdoor terrace. Offering an unmatched location near bicycle lanes, walking paths, Elbow River plus all the whops, restaurants and services along 4th Street SW and 17th Ave SW. Truly an amazing opportunity for home ownership.

Built in 1984

Essential Information

MLS® #	A2116652
Price	\$549,900
Sold Price	\$535,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	1202, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Park, Secured Parking
Parking Spaces	1
Parking	Assigned, Stall, Underground

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	13

Exterior

Exterior Features	Balcony
Roof	Asphalt, Flat Torch Membrane
Construction	Brick, Concrete

Foundation Poured Concrete

Additional Information

Date Listed March 21st, 2024
Date Sold April 18th, 2024
Days on Market 27
Zoning M-H2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

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