

\$275,000 - 304, 305 25 Avenue Sw, Calgary

MLS® #A2119608

\$275,000

2 Bedroom, 1.00 Bathroom, 748 sqft

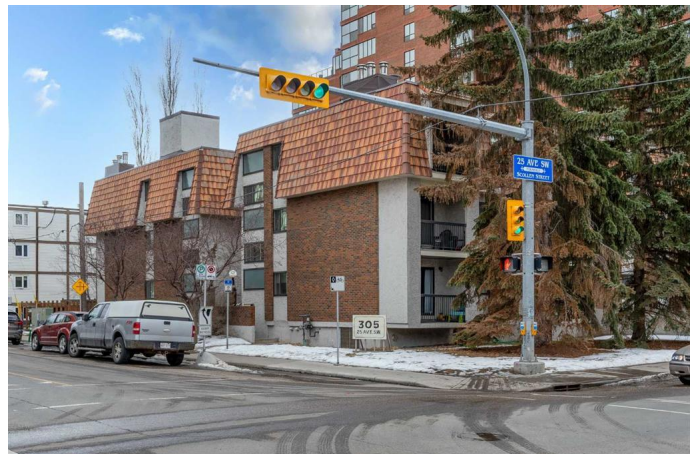
Residential on 0.00 Acres

Mission, Calgary, Alberta

BACK ON MARKET due to financing. Exceptional opportunity to live alongside the beautiful Elbow River in the heart of the coveted & trendy area of Mission. This exceptional 2 BEDROOM, CORNER Unit on the TOP FLOOR with UNDERGROUND PARKING has recently been UPDATED & is move-in ready. You will be impressed with the oversized bedrooms that make it ideal if you're sharing with a roommate or just need that extra space.

More reasons to LOVE this home: Secured & Heated Underground Parking | In-Suite Washer/Dryer | Pet-Friendly | Wood-Burning Fireplace | Private & Spacious Balcony | New Windows | Renovated w/Modern Colors, Stainless Appliances & Quartz Counters | Convenient Elevator | Plenty of Storage!

You'll find that your trendy neighborhood offers a plethora of amenities within walking distance: Safeway grocery, Dollarama, Starbucks, unique shops, restaurants, pubs, drug store & more. Transit just steps outside the building as well as the convenient bike lanes. If you have a passion for outdoor activities you will enjoy nature & outdoor activities year-round: walking, jogging, biking, tennis or even floating down the river. Located just a few mins' walk to Stampede, Saddledome & Talisman Centre with quick & easy access to Elbow Dr, McLeod Trail, 17th Ave. This meticulously maintained building



offers additional storage for bikes/kayaks & laundry facilities. Whether you're cozying up by the fireplace, enjoying a drink with friends on a nearby patio, or taking a stroll along 17th or 4th Ave, this property provides a balanced lifestyle with privacy & community at its core. Ideal for those seeking a spectacular location or investors looking for a profitable rental opportunity. Embrace the opportunity to live in one of Calgary's most sought-after neighborhoods.

Built in 1977

Essential Information

MLS® #	A2119608
Price	\$275,000
Sold Price	\$283,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	748
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	304, 305 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L 0L3

Amenities

Amenities	Bicycle Storage, Elevator(s), Laundry, Parking, Secured Parking, Storage, Trash
-----------	---

Parking Spaces	1
Parking	Assigned, Enclosed, Heated Garage, Parkade, Secured, Underground

Interior

Interior Features	Elevator, No Smoking Home, Pantry, Quartz Counters, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, European Washer/Dryer Combination, Refrigerator
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Mantle, Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony, Private Entrance
Roof	Concrete
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 13th, 2024
Days on Market	10
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.