

# \$449,900 - 405, 225 25 Avenue Sw, Calgary

MLS® #A2125995

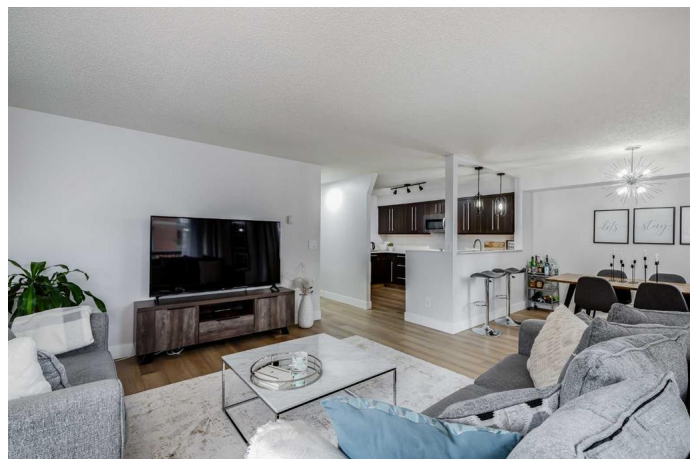
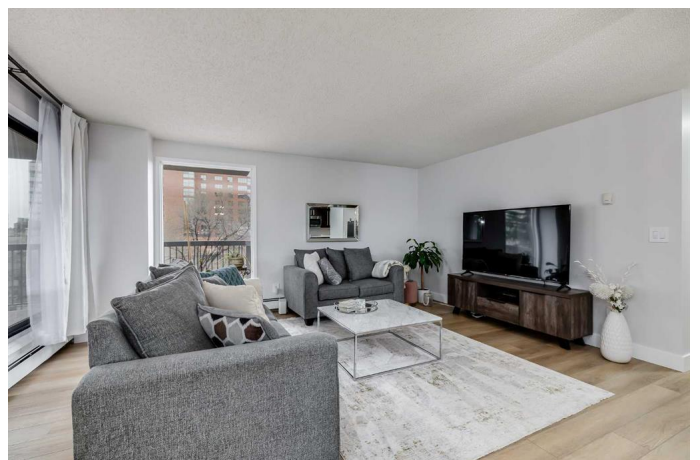
**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Experience urban living at its finest in this bright and modern corner unit located in the vibrant community of Mission. Spanning 1,084 square feet, this residence boasts 2 bedrooms and 2 full bathrooms, offering a comfortable and contemporary living space. Upon entering, you are greeted by an open concept layout seamlessly integrating the kitchen, living, and dining areas. Luxury vinyl plank flooring flows throughout, complementing the sleek aesthetic. The large kitchen is a chef's delight, featuring stainless steel appliances, quartz countertops, ample cupboard space, and a convenient breakfast bar. Rich cabinetry adds a touch of sophistication to the space, while a spacious dining area provides the perfect setting for hosting gatherings. The living room is bathed in natural light, thanks to an abundance of windows. Retreat to the expansive primary bedroom, complete with a walk-through closet and a luxurious 4-piece ensuite bathroom. The additional bedroom offers versatility, ideal for use as a home office or den, accompanied by another well-appointed 4-piece bathroom. Convenience is key with and in-suite laundry and storage room. Step outside onto the large wrap-around balcony, offering a covered oasis to relax and enjoy stunning views of downtown Calgary. This tastefully designed unit comes equipped with upgraded light fixtures and condo fees include heat, water and sewer. Secure heated underground parking is provided, along with a deep cubby-style



storage locker for added convenience. The Riverscape Building boasts exceptional amenities, including a fitness center and a peaceful park/courtyard with picnic tables. The building's close proximity to the Elbow River and bike/walking pathways provides ample opportunities for outdoor recreation. Mission is an eclectic inner-city community known for its diverse mix of groceries, shops, and restaurants. Explore nearby 17th Ave or take a leisurely stroll to work downtown, with easy access to the LRT, MNP Centre, and Stampede Park. Cats are welcome with board approval.

Built in 1984

### Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2125995       |
| Price          | \$449,900      |
| Sold Price     | \$445,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,084          |
| Acres          | 0.00           |
| Year Built     | 1984           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Sold           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 405, 225 25 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 2V2               |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                              |
| Parking        | Parkade, Underground                                                           |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                            |
| Cooling           | None                                                                                 |
| # of Stories      | 13                                                                                   |
| Basement          | None                                                                                 |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Uncovered Courtyard |
| Roof              | Tar/Gravel          |
| Construction      | Brick, Concrete     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2024 |
| Date Sold      | May 27th, 2024 |
| Days on Market | 17             |
| Zoning         | M-H2           |
| HOA Fees       | 0.00           |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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