

\$499,900 - 803, 225 25 Avenue Sw, Calgary

MLS® #A2161711

\$499,900

2 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Discover your new sanctuary in the sky—a stunning 2-bedroom, 2-bathroom condo on the 8th floor of the prestigious Riverscape building. This bright and airy residence invites you in with an abundance of natural light and captivating views of Downtown Calgary, offering the perfect blend of modern design and urban elegance just steps from the tranquil Elbow River. As you step through the door, you’re welcomed by a stylish entryway that sets the tone for the rest of the home. Turning the corner, you’ll find yourself in the heart of this impressive condo—the sleek, contemporary kitchen. This space is a culinary dream, featuring modern flat-panel cabinets accented with warm walnut accents, under-cabinet lighting, and top-of-the-line stainless steel appliances, including a built-in wine fridge. The crisp quartz countertops and chic backsplash perfectly complement the clean, bright aesthetic, making this kitchen as functional as it is beautiful. The kitchen seamlessly flows into the spacious dining and living areas, where large windows frame the breathtaking Downtown skyline, creating a perfect backdrop for both entertaining and relaxing. Five-inch engineered hardwood floors, flat ceilings, and elegant lighting enhance the sophistication of the space. Just off the living room, step out onto your expansive balcony and take in the stunning views—an ideal spot for your morning coffee or an evening glass of wine as the city lights up below. Retreat to the serene



primary bedroom, thoughtfully located on the opposite side of the condo for maximum privacy. This spacious room easily accommodates a king-sized bed, a cozy reading nook, and additional furnishings, with extra pot lights to create a warm, inviting atmosphere. The walk-through closet, customized with built-in organizers, leads you to the luxurious ensuite, complete with double sinks, sleek quartz countertops, and a glass-enclosed step-in shower with built-in niches. The second bedroom offers versatility, perfect for guests or as a stylish home office, with a second bathroom conveniently located just across the hall. This bathroom mirrors the high-end finishes found throughout the condo, featuring quartz countertops and a tub/shower combo with elegant tile surround. Adding to the convenience, the in-unit laundry is tucked away in a large entryway closet, which has also been customized with built-ins for maximum storage. This condo also includes a secure underground parking stall and a storage locker, ensuring all your needs are met. The Riverscape building is impeccably maintained and features an active condo board, along with amenities such as Bluebox delivery service, an exercise room, and an outdoor terrace. Nestled in the vibrant Mission neighbourhood, this location offers the perfect balance of urban convenience and serene livability. Youâ€™ll be just steps away from the picturesque Elbow River pathways, trendy restaurants, cafes, and public transportation. Welcome home to unit 803 at Riverscape!

Built in 1984

Essential Information

MLS® #	A2161711
Price	\$499,900
Sold Price	\$495,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	982
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	803, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Storage
Parking Spaces	1
Parking	Assigned, Secured, Stall, Underground

Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	13

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 13th, 2024
Days on Market	8
Zoning	M-H2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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