

\$349,900 - 406, 108 25 Avenue Sw, Calgary

MLS® #A2169826

\$349,900

1 Bedroom, 1.00 Bathroom, 823 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

ON THE RIVER WITH FANTASTIC VIEWS | CONCRETE BUILDING | FLEX SPACE WITH MURPHY BED| This is an incredible unit in LA RIVE in MISSION! No need to compromise living space for location - There's no cramped apartment living here - With 9FT Ceilings and 823 SQ FT of LIVING SPACE there's plenty of room to breathe and relax. Enjoy a morning coffee or evening drink taking in fantastic views of the ELBOW RIVER and DOWNTOWN SKYLINE from the living/dining area or the patio with GAS HOOK UP to keep you warm outside or a GAS FIREPLACE to cozy up to inside. Bring groceries home from one of the shops down the road & play chef with plenty of granite counter space, ceiling high cabinets and STAINLESS STEEL APPLIANCES with an eating bar for eating in and entertaining. Play your music loudly or enjoy the silence- no one will hear you and you won't hear them in this CONCRETE BUILDING. Enjoy a meal with friends and family, work from home or host a guest in the fabulous FLEX SPACE complete with a BUILT-IN CUSTOM Murphy bed CABINET and WALK-IN CLOSET/STORAGE AREA. Continue to relax and enjoy the views in the spacious primary retreat with a walk-in closet and a large window looking onto the skyline. Enjoy some ME TIME in the BATH OASIS with slate tile, GRANITE COUNTERS, SOAKER TUB and WALK-IN SHOWER. In Suite Laundry, OVERSIZED CLOSETS in every room, ESPRESSO HARDWOOD and



TITLED UNDERGROUND PARKING. The area speaks for itself: Get healthy and bike or walk to work along the river to downtown. Meet friends for dinner and have them watch the STAMPEDE Fireworks from your balcony. Hit the gym, walk the dog, take a run, or just grab a latte and sit and people watch. This is MISSION living!

Built in 2009

Essential Information

MLS® #	A2169826
Price	\$349,900
Sold Price	\$349,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	823
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	406, 108 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K9

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Glass Doors
# of Stories	1

Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Stucco

Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 17th, 2024
Days on Market	14
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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