

# \$479,900 - 404, 225 25 Avenue Sw, Calgary

MLS® #A2187909

**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,066 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

New Price! This stunningly RENOVATED CORNER UNIT offers a rare opportunity to own in one of Calgary's trendiest and most desirable neighbourhoods. Renovated top to bottom, never lived in after the renos. One of the bigger floor plans in the building features 2 bedrooms, 2 full bathrooms, and the convenience of underground parking. This home is designed for those seeking both comfort and lifestyle.

Step inside to an open-concept layout, where the brand-new kitchen shines with BRAND NEW appliances and quartz countertops with waterfall. The seamless flow between the kitchen, dining, and living areas creates an ideal space for entertaining or relaxing. Enjoy the views and natural light from the expansive windows in the living room, or step out onto the wrap-around balcony to take in the lively atmosphere of Mission and Calgary's downtown skyline.

The primary suite is a private retreat with a walkthrough closet featuring built-in closet, and a newly renovated ensuite with designer finishes. A spacious second bedroom and 4-piece bathroom offer comfort for guests or family.

Additional conveniences include a separate laundry room with newer washer and dryer, and extra in-unit storage with custom shelving.



This well-maintained building also features a fitness room, outdoor courtyard and secured underground parking stall with storage locker. Just steps from the Elbow River pathways, 4th Street's bustling shops and restaurants, the Repsol Centre, and Stampede Park, you'll have the best of Calgary living at your doorstep. With easy access to public transit, top schools, and the downtown core, this is a rare chance to enjoy both luxury and convenience in Mission. Don't miss your opportunity – book your private viewing today and experience Mission at its finest!

Built in 1984

### Essential Information

MLS® #	A2187909
Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	404, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

### Amenities

Amenities	Fitness Center, Bicycle Storage, Elevator(s), Parking, Storage
Parking Spaces	1
Parking	Parkade, Heated Garage, Underground

## Interior

Interior Features	Open Floorplan, Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Baseboard
Cooling	None
# of Stories	12

## Exterior

Exterior Features	Courtyard, Balcony
Construction	Concrete

## Additional Information

Date Listed	January 15th, 2025
Days on Market	111
Zoning	M-H2

## Listing Details

Listing Office	RE/MAX Complete Realty
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