

# \$489,000 - 1203, 225 25 Avenue Sw, Calgary

MLS® #A2188286

**\$489,000**

2 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.00 Acres

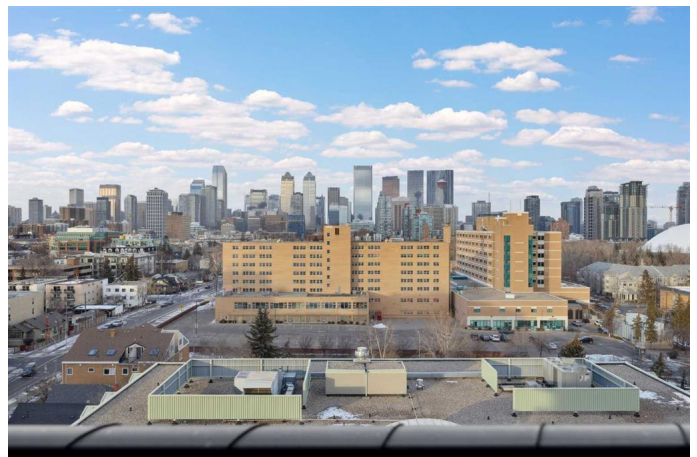
Mission, Calgary, Alberta

Experience the pinnacle of Mission living! This stylishly renovated 2-bedroom Riverscape condo offers 970 sq. ft. of chic living space on the 12th floor. Bask in 180° DOWNTOWN VIEWS from the 18' balcony. Granite kitchen with stainless steel appliances, ample storage, and a dining area perfect for entertaining. Sliding doors reveal a versatile 2nd bedroom/den/HOME OFFICE with a Murphy bed. The spacious master boasts double closets and a private ensuite with a walk-in shower. Enjoy in-suite storage, underground parking, a fitness room, and lush gardens. Steps from river paths, 4th Street, and vibrant city life—your urban retreat awaits!

Built in 1984

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2188286       |
| Price          | \$489,000      |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 970            |
| Acres          | 0.00           |
| Year Built     | 1984           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1203, 225 25 Avenue Sw |
| Subdivision | Mission                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2S 2V2                |

## Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Snow Removal, Storage |
| Parking Spaces | 1                                                                            |
| Parking        | Assigned, Secured, Stall, Underground                                        |
| # of Garages   | 1                                                                            |

## Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Walk-In Closet(s)                                                            |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard                                                                                      |
| Cooling           | None                                                                                           |
| # of Stories      | 12                                                                                             |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 104                |
| Zoning         | M-H2               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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