



GRASSROOTS
REALTY GROUP

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203, 225 25 Avenue SW
Calgary, Alberta

MLS # A2228924



\$399,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	981 sq.ft.	Age:	1984 (41 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Secured, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: None

It's all about location, lifestyle, and low-maintenance living! Discover a standout opportunity for homeownership in Mission—one of Calgary's most vibrant inner-city communities, home to the iconic Lilac Festival and a hub for foodies, fitness lovers, and boutique shoppers alike. This stylish 2-bedroom, 2-bathroom condo has been thoughtfully remodeled with tile lovers in mind—featuring sleek, marble-inspired 20"x20" tile throughout the entire unit for a clean, modern aesthetic that's equal parts practical and polished. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 981 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching waterfall granite countertops, large tile backsplash, stainless steel appliances and ample cabinetry and counter space for the serious cook and takeout aficionado. Flowing seamlessly into a spacious dining area and bright living room, you'll love the triple-pane sliding glass doors that lead to your private 17' x 6' balcony—perfect for your morning coffee or sunset wind-down. The king-sized primary bedroom includes a spacious closet with built-in organizers, and a full 4-piece ensuite bathroom with deep soaker tub. Other features of this unit include a spacious laundry "room" (6'7" x 6'0"), one assigned underground parking stall and out of suite storage. The complex offers an exercise room, communal outdoor terrace and private park-like setting that expands along the east side of the complex from 25th Ave to 26th Ave for quick access to the Elbow River and it's walking/cycle paths. You can walk to some of Calgary's best! You're just minutes from 4th Street & 17th Ave restaurants and night life, Phil & Sebastian, Purple Perk, OEB and Mercato, Elbow River pathways & Repsol Centre, Safeway, yoga

studios, boutique Fitness and more. Don't have a car? Not to worry, there's great transit access from here whether it's the bus routes connection on 4th Street (Route #3, 17 & 449) or the Elrton C-train station. Truly a great opportunity.