



GRASSROOTS
REALTY GROUP

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606, 225 25 Avenue SW
Calgary, Alberta

MLS # A2243288



\$439,999

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 980 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|--------|
| Heating: | Baseboard, Hot Water | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 702 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Only one left! The sellers purchased seven units in this sought-after building to renovate and resell and this is the final one available. Don't miss your chance to own a beautifully renovated, nearly 1,000 sq ft condo in the heart of Mission. With building-wide renovations now officially underway, now's the perfect time to get in! This unique home blends timeless elegance with modern design, offering a rare opportunity to live in one of the city's most vibrant and walkable neighborhoods. This 2 bed, 2 bath home features a stunning kitchen with classic shaker cabinetry in crisp white and rich charcoal black - a sophisticated, enduring combination that pairs beautifully with quartz countertops and is elevated by a striking brick-tile backsplash that complements the decorative pillars also wrapped in matching brick tile. Thoughtful details like a sleek combo microwave hood fan add both functionality and polish. The open-concept layout is enhanced by luxury vinyl plank flooring, level 5 flat ceilings, and recessed pot lights, creating a seamless and refined aesthetic throughout. The spacious living area opens onto a large balcony with peek-a-boo views of the Elbow River, ideal for relaxing or entertaining. The primary suite comfortably fits a king-sized bed and includes a custom walkthrough closet and a serene ensuite with a single sink, LED mirror, and rainfall showerhead. Additional highlights include a new LG appliance package (with warranty), a bar fridge with built-in storage in the dining area, and a wine rack, as well as a highly sought-after underground parking stall on P1 (super accessible) with a private storage locker directly behind it. Located between a heritage home and the river, your views are protected from future development. Just steps to scenic river pathways, trendy shops, restaurants, schools, and downtown, this home

offers an unbeatable location in one of Calgary's most vibrant neighborhoods. This unit blends classic style, thoughtful upgrades, and everyday convenience - truly Mission living at its finest. *Please note: Only 1-2 cats are permitted per unit within the building, subject to board approval*