



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

201, 130 25 Avenue SW
Calgary, Alberta

MLS # A2247569



\$314,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Live in the heart of one of Calgary's most vibrant downtown communities. This spacious 2-bedroom, 1-bathroom condo offers the ultimate inner-city lifestyle with an unbeatable location just steps from the Elbow River pathways, 4th Street shops and eateries, and the MNP Community & Sport Centre. 2 blocks to C Train. A Modern and Stylish Retreat. Step inside and be greeted by a beautifully updated, freshly painted interior. The condo features engineered hardwood floors throughout and a fully renovated bathroom. Enjoy new additions like flat pot led lighting in the ceilings of most rooms, and mirrored closet sliders. The generous primary bedroom includes a walk-through closet, leading directly to the stylishly updated main bathroom. Relax and unwind on your private balcony, perfect for morning coffee or quiet evenings. You'll also appreciate the convenience of an included brand new washer and dryer and all new blinds in the bedrooms. Prime Location and Convenient Amenities. This condo provides a truly walkable lifestyle. You're just a short stroll from the Erlton LRT station and Stampede Park, all the restaurants, pubs and stores on 4th st, making your commute and weekend plans a breeze. Additional perks include a heated and secured underground parking stall, access to visitor parking spots, and a welcoming lobby with updated common spaces.