



**GRASSROOTS**  
REALTY GROUP

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

**1305 (PH5), 225 25 Avenue SW  
Calgary, Alberta**

**MLS # A2252359**



**\$484,500**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,072 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 777
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Dry Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** None

Welcome to Penthouse 5 at Riverscape Condominiums—a rare top-floor corner unit in the heart of Mission. This 2-bedroom, 2-bath home offers 1,072 sq.ft. of stylish, allergy-conscious living with thoughtful updates throughout. The modern kitchen features sleek white cabinetry, quartz countertops, stainless steel appliances (including wall oven, cooktop, and built-in microwave), and abundant storage for the avid home cook. An open-concept living and dining area flows seamlessly to your large southwest balcony with sweeping downtown and Elbow River valley views—the perfect spot for morning coffee or evening sunsets. The king-sized primary suite (14'0" x 11'0") boasts a walk-through closet and 4-piece ensuite, while the spacious second bedroom (11'6" x 10'4") rivals most primaries in newer builds. A full second bath, plus a surprisingly large laundry room (8'6" x 5'1"), add to the everyday convenience. Additional features include one assigned underground parking stall, out-of-suite storage, and allergy-conscious flooring throughout. Residents enjoy a fitness room, outdoor terrace, and beautifully landscaped grounds with direct access to the Elbow River pathways. Step outside and immerse yourself in Mission's vibrant lifestyle—grab your morning latte at Purple Perk, enjoy brunch at OEB Breakfast Co. or Boulangerie, and wind down over dinner at My Little Italia or Bodega by Sabor. With 4th Street and 17th Avenue just minutes away, you'll find endless cafés, restaurants, boutique shops, and fitness studios at your doorstep, plus easy transit and C-Train connections nearby - bus route #3, 17 & 449 and Elrton C-train station by the Stampede grounds. Discover penthouse living in one of Calgary's most iconic inner-city

communities. Don't miss this exceptional opportunity in Mission.