



GRASSROOTS
REALTY GROUP

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208, 130 25 Avenue SW
Calgary, Alberta

MLS # A2258061



\$300,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 510
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

Quiet ambiance of The Vineyards, a hidden gem nestled in the heart of Calgary's trendy Mission neighbourhood. This sophisticated second-floor condo offers an exceptional urban lifestyle, just steps away from the Elbow River's running and bike trails, and a short walk to the shops, restaurants, and office towers of the city's core. This beautiful two-bedroom, one-bathroom condo is a sun-drenched sanctuary, with large windows and a private, glass-railed deck that fills the unit with natural light. The open living space is complemented by rich hardwood floors and an updated kitchen, which features sleek stainless steel appliances, a modern tile backsplash, and elegant granite countertops. The home also includes an updated 4-piece bathroom with matching granite. Convenience is paramount, with a full-size, in-suite washer and dryer, secure heated underground parking, and dedicated bike storage. An elevator provides easy access to your home. From your doorstep, you are steps away from the Saddledome, the LRT station, and numerous bus stops, making this the perfect location to call home. Please call to book your showing today!