

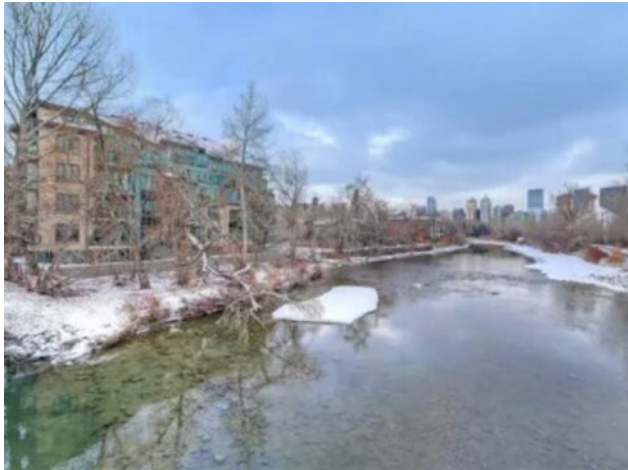


**GRASSROOTS**  
REALTY GROUP

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

301, 108 25 Avenue SW  
Calgary, Alberta

MLS # A2263046



**\$369,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission                            |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 888 sq.ft.                         | Age:   | 2009 (16 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Covered, Enclosed, Underground     |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                  |            |        |
|-------------|----------------------------------|------------|--------|
| Heating:    | Baseboard                        | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood   | Sewer:     | -      |
| Roof:       | Rubber                           | Condo Fee: | \$ 708 |
| Basement:   | -                                | LLD:       | -      |
| Exterior:   | Concrete                         | Zoning:    | S-UN   |
| Foundation: | Poured Concrete                  | Utilities: | -      |
| Features:   | Built-in Features, High Ceilings |            |        |

Inclusions: N/A

Welcome home to this bright and spacious South facing, 2 bedrooms, 2 bathrooms unit. This well maintained functional floor plan offers an in suite laundry, a good size kitchen and dining area, a cozy living room with a gas burning fireplace, and a South facing balcony with gas hookup for BBQ. Excellent location, walk or bike to all amenities in great neighborhood of Mission, Located right next to the river, there's direct access to the Elbow River Pathway and Rocky Beach. This condo is welcoming in more ways than one, it's Within walking distance to Repsol Sport Centre and Lindsay Park, the C Train, several coffee shops, dining options, and local shops, this location is ideal for an idyllic inner-city lifestyle!