

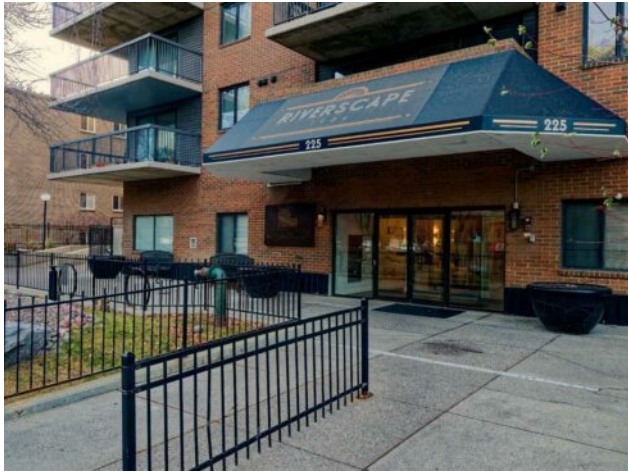


GRASSROOTS
REALTY GROUP

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305, 225 25 Avenue SW
Calgary, Alberta

MLS # A2269875



\$429,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,071 sq.ft.	Age:	1984 (41 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 777
LLD:	-
Zoning:	M-H2
Utilities:	-

Inclusions: N/A

Check the 3D TOUR! One of Calgary's most vibrant communities is home to this generously sized, sought-after CORNER UNIT in the fabulously refreshed CLASSIC Riverscape Condominiums. This 2-bedroom, 2-bath abode offers just under 1,100 sq. ft. of stylish, feel-good living space. Redesigned in 2023, it features a designated modern kitchen with white cabinetry, quartz countertops, and sleek stainless steel appliances—a dream setup for anyone who loves to cook. Overlooking the dining area, the layout flows nicely into a spacious living room that opens onto an immense wrap-around balcony tucked among the trees—perfect for morning coffee, evening liqueur, or those quiet, special moments in between. Wide-plank vinyl flooring runs throughout. The primary suite feels wonderfully spacious, with a walk-through closet leading to a 4-pc ensuite featuring a striking Travertine marble countertop. Down the hall, a second 4-pc bath with matching finishes complements the additional bedroom. A surprisingly large laundry/storage area adds welcomed convenience. This unit includes one assigned underground parking stall and separate storage. Residents enjoy a fitness room adjacent to a shared outdoor patio, while landscaped grounds lead to the Elbow River pathways and the lively 4th Street corridor—home to cozy cafés, brunch spots, restaurants, and boutique shops. With nearby transit, river pathways, and quick access to 4th Street, 17th Avenue and Downtown, this location truly has it all (get yer steps in!). Experience living in one of Calgary's most iconic and walkable communities. Don't miss this—the VIBE is real. :)