



**305, 305 25 Avenue SW
Calgary, Alberta**

MLS # A2297497



\$230,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	547 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	Views		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Open Floorplan, See Remarks		

Inclusions: N/A

Top-floor living in the heart of Mission. Welcome to this bright, beautifully renovated unit located in one of Calgary's most vibrant and sought-after inner-city communities. Just steps from 4th Street, you'll enjoy immediate access to some of the city's best restaurants, cafes, boutiques, and everyday amenities, all within easy walking distance. Outdoor enthusiasts will appreciate being moments from the Elbow River pathways, while commuters will love the seamless access to transit and bike lanes right outside the door. Inside, the open-concept layout is designed for both comfort and functionality. Laminate flooring flows through the spacious living and dining areas, complemented by tile in the kitchen and bathroom. A light, neutral decor enhances the natural brightness of the space, creating a modern and inviting atmosphere ideal for working professionals or urban dwellers seeking a refined lifestyle. The unit has been thoughtfully updated to include in-suite laundry with , adding everyday convenience. The generous living and dining areas are perfect for relaxing or entertaining, while the covered balcony offers a private outdoor retreat—ideal for morning coffee or unwinding at the end of the day. The extra-large bedroom features a charming window nook, providing flexible space for a reading corner, home office, or creative retreat. Howsyth Court is a well-maintained, pet-friendly building offering additional storage for bikes and kayaks, along with assigned underground parking. With quick access to the MNP Centre, 4th street, 17th Avenue, and downtown Calgary, this home delivers the perfect balance of urban energy and comfortable living. This is inner-city living at its best—stylish, convenient, and connected.