



**503, 225 25 Avenue SW
Calgary, Alberta**

MLS # A2299895



\$419,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,005 sq.ft.	Age:	1984 (42 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water, Natural Gas	Water:	Public
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Membrane	Condo Fee:	\$ 756
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Storage		

Inclusions: none

Welcome to Riverscape in the heart of Mission. This beautifully updated 2-bedroom, 2-bath apartment offers 1,004.6 sq. ft. of stylish, comfortable living in one of the city's most walkable and vibrant neighbourhoods — and a rare opportunity as the only listing currently available in Riverscape. Don't miss your chance to snatch it. The sleek modern kitchen features white cabinetry, granite countertops, stainless steel appliances, and generous storage—perfect for both everyday living and entertaining. The open-concept living and dining area flows seamlessly to a spacious covered balcony, ideal for morning coffee or relaxing evenings. The king-sized primary suite includes a walk-through closet and private 4-piece ensuite. The oversized second bedroom—currently set up as a full-time office—offers exceptional flexibility for guests, work-from-home, or additional living space. A full second bath and oversized laundry room add everyday convenience. Complete with underground parking located right outside the elevator area, out-of-suite storage, and access to a fitness room, terrace, and beautifully landscaped grounds with river pathways nearby, this condo offers the perfect balance of comfort and lifestyle. Just steps from Mission's popular cafés, dining, shops, and transit—this is easy, connected urban living at its best.