



201, 130 25th Avenue
Calgary, Alberta

MLS # A2299925



\$284,500

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	906 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 575
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N.A

Live in the heart of one of Calgary's most vibrant downtown communities. This spacious two-bedroom one-bathroom condo offers the ultimate inner city lifestyle with an unbeatable location, just steps from the Elbow River, pathways, 4th St, shops, eateries, and the MNP community and sports center. It is two blocks to the sea train. Step inside and be greeted by a beautifully updated freshly painted interior. The condo features engineered hardwood floors throughout and a fully renovated bathroom. Enjoy new additions like flat pot LED lighting in most rooms and mirrored closet sliders. The generous primary bedroom includes a walk-through closet leading directly to the stylistically updated main bathroom. Relax and unwind on your private balcony perfect for morning coffee or quiet evenings. You'll appreciate the convenience of the included brand new washer and dryer and all new blinds in the bedrooms. This condo provides a truly walkable lifestyle. You're just a short stroll from the Earlington LRT station and stampede park, as well as all the restaurants, pubs and stores on fourth Street, making your commute and weekend plans a breeze. Additional perks include a heated and secured underground parking stall, access to visitor parking spots and a welcoming lobby with updated common spaces.