



GRASSROOTS
REALTY GROUP

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108, 305 25 Avenue SW
Calgary, Alberta

MLS # A2201638



\$257,500

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	788 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 687
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained 2-bedroom, 1-bathroom condo in the highly sought-after Mission neighbourhood! Offering the perfect blend of urban convenience and natural beauty, this home is just steps from the river, surrounded by trendy shops, cafes, and top-rated restaurants, and only minutes from downtown Calgary. Located on the main floor, this unit features generous-sized bedrooms, granite countertops, and in-suite laundry for your convenience. But the true highlight? A cozy wood-burning fireplace—a rare and charming feature that makes this space feel like home. Enjoy the ease of secure underground parking, all while living in one of Calgary's most walkable and vibrant communities. Whether you're a first-time buyer or looking for an investment opportunity, this condo is a must-see.