



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

6C, 133 25 Avenue SW
Calgary, Alberta

MLS # A2207588



\$479,900

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,232 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Marble	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 819
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

Rarely do these front facing corner apartments become available. The perfect balance of modern comforts and a prime location. Elegant & Refined Living in Mission.. Come view this well planned 2 bedroom, 2 bathroom CORNER suite with outstanding views of city skyline. Solid concrete building in the heart of one of the best urban communities in Calgary. Featuring a long list of upgrades including: Granite counter tops, custom tiling, high quality mill work, gleaming floors, en suite laundry, TWO over sized balconies, a lovely social room, 9 visitor parking stalls and a location boasting access to river pathways, MNP Center, excellent restaurants, shopping and downtown. Substantial building upgrades including Elevator / fire alarms (2021), Balcony resurfacing (2017), Curtain wall/ windows (East/ West sides - 2012) The building is very clean, well managed with a WELL FUNDED RESERVE FUND. Call for your appointment to view.. Plus, the extensive building upgrades, including elevator, fire alarms, and windows, give peace of mind knowing it's well-maintained. With its proximity to the river pathways, MNP Center, and local restaurants, it seems like a fantastic spot to call home.