\$399,900 - 203, 225 25 Avenue Sw, Calgary

MLS® #A2228924

\$399,900

2 Bedroom, 2.00 Bathroom, 981 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

It's all about location, lifestyle, and low-maintenance living! Discover a standout opportunity for homeownership in Missionâ€"one of Calgary's most vibrant inner-city communities, home to the iconic Lilac Festival and a hub for foodies, fitness lovers, and boutique shoppers alike. This stylish 2-bedroom, 2-bathroom condo has been thoughtfully remodeled with tile lovers in mindâ€"featuring sleek, marble-inspired 20"x20" tile throughout the entire unit for a clean, modern aesthetic that's equal parts practical and polished. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 981 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching waterfall granite countertops, large tile backsplash, stainless steel appliances and ample cabinetry and counter space for the serious cook and takeout aficionado. Flowing seamlessly into a spacious dining area and bright living room, you'II love the triple-pane sliding glass doors that lead to your private 17' x 6' balconyâ€"perfect for your morning coffee or sunset wind-down. The king-sized primary bedroom includes a spacious closet with built-in organizers, and a full 4-piece ensuite bathroom with deep soaker tub. Other features of this unit include a spacious laundry "room" (6'7" x 6'0"), one assigned underground parking stall and out of suite storage. The complex offers an exercise room, communal







outdoor terrace and private park-like setting that expands along the east side of the complex from 25th Ave to 26th Ave for quick access to the Elbow River and it's walking/cycle paths. You can walk to some of Calgary's best! You're just minutes from 4th Street & 17th Ave restaurants and night life, Phil & Sebastian, Purple Perk, OEB and Mercato, Elbow River pathways & Repsol Centre, Safeway, yoga studios, boutique Fitness and more. Don't have a car? Not to worry, there's great transit access from here whether it's the bus routes connection on 4th Street (Route #3, 17 & 449) or the Elrton C-train station. Truly a great opportunity.

Built in 1984

Essential Information

MLS® # A2228924 Price \$399,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 981 Acres 0.00

Year Built 1984

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

Community Information

Address 203, 225 25 Avenue Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code T2S 2V2

Amenities

Amenities Elevator(s), Fitness Center, Secured Parking, Storage, Garbage Chute,

Picnic Area, Trash

Parking Spaces 1

Parking Assigned, Heated Garage, Secured, Stall, Underground

Interior

Interior Features Closet Organizers, Granite Counters, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer, Window Coverings

Heating Baseboard, Natural Gas, Hot Water

Cooling None

of Stories 13

Exterior

Exterior Features Balcony, Other, Storage

Roof Flat Torch Membrane

Construction Brick, Concrete, Metal Siding

Additional Information

Date Listed June 7th, 2025

Days on Market 10

Zoning M-H2

Listing Details

Listing Office KIC Realty

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