

# \$484,500 - 1305 (ph5), 225 25 Avenue Sw, Calgary

MLS® #A2252359

**\$484,500**

2 Bedroom, 2.00 Bathroom, 1,072 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Penthouse 5 at Riverscape Condominiums—a rare top-floor corner unit in the heart of Mission. This 2-bedroom, 2-bath home offers 1,072 sq.ft. of stylish, allergy-conscious living with thoughtful updates throughout. The modern kitchen features sleek white cabinetry, quartz countertops, stainless steel appliances (including wall oven, cooktop, and built-in microwave), and abundant storage for the avid home cook. An open-concept living and dining area flows seamlessly to your large southwest balcony with sweeping downtown and Elbow River valley views—the perfect spot for morning coffee or evening sunsets. The king-sized primary suite (14'0" x 11'0") boasts a walk-through closet and 4-piece ensuite, while the spacious second bedroom (11'6" x 10'4") rivals most primaries in newer builds. A full second bath, plus a surprisingly large laundry room (8'6" x 5'1"), add to the everyday convenience. Additional features include one assigned underground parking stall, out-of-suite storage, and allergy-conscious flooring throughout. Residents enjoy a fitness room, outdoor terrace, and beautifully landscaped grounds with direct access to the Elbow River pathways. Step outside and immerse yourself in Mission's vibrant lifestyle—grab your morning latte at Purple Perk, enjoy brunch at OEB Breakfast Co. or Boulangerie, and wind down over dinner at My Little Italia or Bodega by Sabor. With 4th



Street and 17th Avenue just minutes away, youâ€™ll find endless caf s, restaurants, boutique shops, and fitness studios at your doorstep, plus easy transit and C-Train connections nearby - bus route #3, 17 & 449 and Elrton C-train station by the Stampede grounds. Discover penthouse living in one of Calgaryâ€™s most iconic inner-city communities. Donâ€™t miss this exceptional opportunity in Mission.

Built in 1984

**Essential Information**

MLS� #	A2252359
Price	\$484,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,072
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

**Community Information**

Address	1305 (ph5), 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

**Amenities**

Amenities	Bicycle Storage, Fitness Center, Park, Picnic Area, Secured Parking, Snow Removal, Trash, Garbage Chute, Storage
Parking Spaces	1
Parking	Assigned, Stall, Underground

## Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Dry Bar
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Hot Water, Natural Gas
Cooling	None
# of Stories	13

## Exterior

Exterior Features	Balcony, Storage
Roof	Asphalt, Membrane
Construction	Brick, Concrete, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 28th, 2025
Zoning	M-H2

## Listing Details

Listing Office	KIC Realty
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