

# \$459,900 - 601, 225 25 Avenue Sw, Calgary

MLS® #A2229555

**\$459,900**

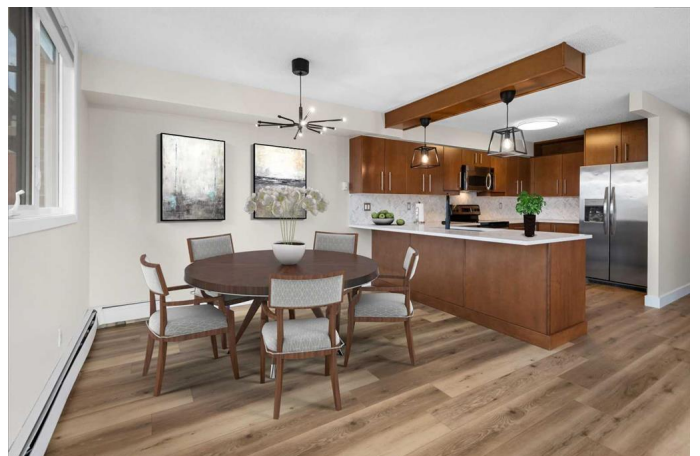
2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Unbeatable location! You're just minutes from 4th Street & 17th Ave restaurants and night life. Enjoy from an array of local coffee shops like Purple Perk or breakfast at Boulangerie or OEB dinner at My Little Italia Or Bodega - the options are endless. Not to mention proximity to 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.

Discover a standout opportunity for homeownership in Missionâ€™one of Calgaryâ€™s most vibrant inner-city communities, home to the iconic Lilac Festival and a hub for foodies, fitness lovers, and boutique shoppers alike. This updated 2-bedroom, 2-bathroom condo has been thoughtfully updaed throughout the years with ellergy-free flooring in mind. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 1,147 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching mini-herringbone marble tile backsplash, quartz countertops, stainless steel appliances and ample cabinetry and counter space for the serious home cooks. Flowing seamlessly into a spacious dining area and bright living room, youâ€™ll love the sliding glass patio doors that lead to your large Southeast cornder balcony with some downtown views and the elbow river



valleyâ€”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. Other features of this unit include a spacious laundry "room" (8'8" x 7'2"), 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! This is one of Riverscape's coveted "01" units - book your private showing to experience why!

Built in 1984

### Essential Information

MLS® #	A2229555
Price	\$459,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,147
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	601, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

## Amenities

Amenities	Elevator(s), Fitness Center, Park, Picnic Area, Secured Parking, Garbage Chute, Playground
Parking Spaces	1
Parking	Assigned, Stall, Underground

## Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	13

## Exterior

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

## Additional Information

Date Listed	June 20th, 2025
Days on Market	11
Zoning	M-H2

## Listing Details

Listing Office	KIC Realty
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