



503, 225 25 Avenue SW  
Calgary, Alberta

MLS # A2299895



**\$399,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,005 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Hot Water, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Membrane	<b>Condo Fee:</b>	\$ 756
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Storage		

**Inclusions:** none

Welcome to Riverscape in the heart of Mission, one of Calgary's most vibrant and walkable inner city communities. This beautifully updated 2-bedroom, 2-bath residence offers over 1,000 sq. ft. of stylish living just steps from the Elbow River pathways, 4th Street's cafes and restaurants, boutique shopping, fitness studios, markets, and downtown Calgary. Updates include newer LVL flooring throughout, new kitchen tile, refaced kitchen cabinets, new bathrooms cabinets, sinks, and more. Whether you're enjoying morning walks along the river, patio dining with friends, or the energy of Mission's year-round community atmosphere, this location delivers the ultimate urban lifestyle. Inside, the open-concept layout is designed for both comfort and functionality. This updated kitchen features light-coloured cabinetry, granite countertops, stainless steel appliances, and generous storage, seamlessly connecting to the spacious dining and living area. The covered balcony creates an inviting space to relax or entertain year-round with view partial views of the downtown core and west skyline. The king-sized primary suite includes a walk-through closet with organizers and private 4-piece ensuite. The second bedroom offers exceptional flexibility for guests, a home office, or additional living space with easy access to the full 4-piece second bathroom across the hallway. The laundry room provides lots of in-suite storage while the out of suite storage provides ample space for tires and large storage containers. Other features include underground heated parking, exercise room with weights and cardio equipment, common area terrace and small park with picnic tables and benches for you to sit back and relax. Riverscape is a well-managed and financially healthy building with a strong reserve fund and a

proactive board. Major building improvements have already been completed &mdash; including a roof replacement and new hot water holding tanks approximately three years ago, along with beautifully updated hallways and common areas completed last year &mdash; all without special assessments. An exceptional opportunity to own in one of Calgary&rsquo;s most sought-after communities.