



GRASSROOTS
REALTY GROUP

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304, 305 25 Avenue SW
Calgary, Alberta

MLS # A2323501



\$280,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Garage Door Opener, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 647
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows		

Inclusions: N/A

TOP FLOOR Corner Unit | UNDERGROUND PARKING | Heart of Mission | Steps to Elbow River Experience the pinnacle of urban living in this exceptional TOP FLOOR, CORNER UNIT located in the vibrant heart of Mission. This renovated 2-bedroom residence offers a sophisticated, move-in-ready retreat just steps from the scenic ELBOW RIVER PATHWAYS and the energy of 4th STREET. Property Highlights: Modern Sophistication: Extensively updated with a contemporary color palette, sleek quartz countertops, and premium stainless steel appliances. Spacious Layout: Two oversized bedrooms make this floor plan ideal for roommates, a home office, or those seeking extra breathing room. Cozy Ambience: Features a rare wood-burning fireplace and a private, spacious balcony perfect for evening relaxation. Ultimate Convenience: Enjoy secured heated underground parking, in-suite washer/dryer, new energy-efficient windows, and ample storage. Lifestyle & Location: This pet-friendly, meticulously maintained building includes additional storage for bikes/kayaks. The Neighborhood: Boasting a "Walker's Paradise" lifestyle, you are seconds away from Safeway, Starbucks, and an array of Calgary's best dining and boutiques. Commuting is effortless with transit and bike lanes at your doorstep, plus quick access to the Talisman (MNP) Centre, Saddle dome, and 17th Ave. Whether you are looking for a spectacular personal residence or a high-yield investment opportunity in one of Calgary's most sought-after communities, this property delivers. Embrace the Mission lifestyle today.