



106, 108 25 Avenue SW
Calgary, Alberta

MLS # A2323631



\$525,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,166 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 927
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Siding , Stone, Stucco	Zoning:	S-UN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: 2 building fobs

Welcome to an exceptional, urban sanctuary tucked away in a quiet, highly desirable concrete building. This boutique condo perfectly balances vibrant inner-city walkability with peaceful, uninterrupted views of the Elbow River while offering 1,166 sq.ft of living space. From the moment you step into the spacious tiled foyer, the home feels inviting and relaxing. Quality finishes, nearly nine foot ceilings, brand new wide plank laminate flooring, and a crisp, professional coat of paint all add to the ambience. The thoughtful living space effortlessly draws you toward the large windows framing the river. A unique highlight of this floor plan is the architectural flex space. Rather than just a transitional area, the expansive hallway functions as a true multi-purpose flex zone. It can easily accommodate a dedicated home office, a creative studio, or a yoga/workout station. The well-appointed kitchen is designed for both the home chef and the frequent entertainer, boasting plenty of cupboard space, an island with counter seating and a pantry. The designated dining area looks out at the Elbow river offering the perfect spot to entertain or wind down at the end of a day. The light filled living room is centred around a gas fireplace. Step out onto the elevated private balcony to enjoy the sights and sounds of the river and relax - with the proximity to the water, the views are truly stunning. The primary suite is spacious and inviting and offers an additional nook to arrange a sitting area, a desk or a dressing table. A walk-in closet and full ensuite round off this room. Guests or family will love the bright second bedroom and a full second full bathroom and in-suite laundry offers every day convenience. The tiled, heated underground parking stall is exceptionally spacious, offering ample room to comfortably park both a full-sized vehicle and a motorbike - a rare find in condo living. The professionally managed

concrete building offers a quiet, worry-free lifestyle, with condo fees covering everything except electricity and internet and pets are welcome with board approval. Step outside and you are a short stroll from the Elbow rivers renowned river pathways, boutique shopping, and some of Calgary's finest cafés and restaurants. An incredible opportunity for the discerning buyer seeking a freshly updated, spacious home with unmatched walkability and peaceful waterfront views.