

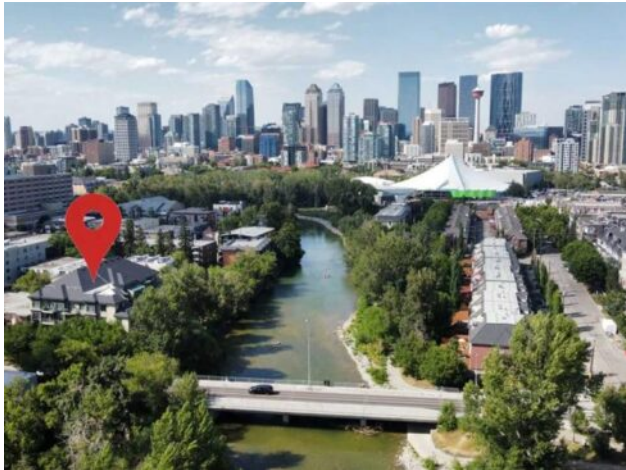


GRASSROOTS
REALTY GROUP

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402, 108 25 Avenue SW
Calgary, Alberta

MLS # A2334745



\$370,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Views, Waterfront		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	S-UN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks		

Inclusions: Contact Seller Directly

Click brochure link for more details** Welcome to riverside living in the heart of Mission. This beautifully maintained 767 sq. ft., fourth-floor, south-facing condo offers the perfect blend of natural light, privacy, and walkability in a quiet boutique concrete building along the Elbow River. Featuring 9-foot ceilings, engineered hardwood flooring, a cozy gas fireplace, and a newly renovated bathroom, this home is move-in ready. The open-concept layout is designed for both everyday living and entertaining. The kitchen showcases rich espresso maple cabinetry, granite countertops, a built-in pantry, and an island with breakfast bar seating that flows seamlessly into the bright living area. Large windows frame mature trees and views toward the Roxboro hillside, while the private balcony offers a peaceful space to enjoy your morning coffee, unwind after work, or host summer BBQs with its natural gas hookup. The spacious primary bedroom is filled with natural light and offers plenty of room for a sitting area, vanity, or home office nook. The second bedroom provides flexibility for guests, a dedicated office, or a roommate. Additional features include heated underground parking, storage room, bike storage, guest parking, air-conditioning rough-ins, and pet-friendly living (with board approval). Condo fees include nearly all utilities, excluding electricity and internet. Step outside and enjoy one of Calgary's most desirable neighbourhoods. Just moments from the Elbow River pathways, Lindsay Park, Reader Rock Garden, Roxboro Off-Leash Dog Park, MNP Community & Sport Centre, the Erlton CTrain Station, Stampede Park, and the vibrant restaurants, caf  s, and boutiques of 4th Street. Whether you enjoy cycling, running, tennis, river walks, or simply having everything within walking distance, this location offers an exceptional inner-city lifestyle. Whether you're a first-time buyer,

downsizer, or investor, this property is a rare opportunity to own a stylish home in one of Calgary's most sought-after communities.