

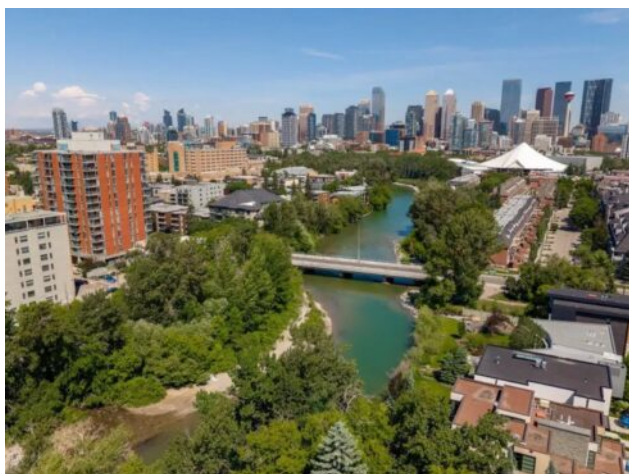


GRASSROOTS
REALTY GROUP

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106, 108 25 Avenue SW
Calgary, Alberta

MLS # A2341095



\$498,797

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
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete, Metal Siding , Stone, Stucco
Foundation:	Poured Concrete
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 908
LLD:	-
Zoning:	S-UN
Utilities:	-

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 media room 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. Perched almost a full story above the ground, this first-level residence offers the perfect blend of easy access and elevated privacy. Step out onto your private balcony, safely raised well above ground level to soak in the serene sights and sounds of the river. 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 titled, 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 caf  s and restaurants. An incredible opportunity for the discerning buyer seeking a freshly updated, spacious home with unmatched walkability and peaceful waterfront views.