



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**305 25 Avenue #301, Calgary T2S 0L8**

MLS® #: **A2109893**

Area: **Mission**

Listing Date: **02/27/24**

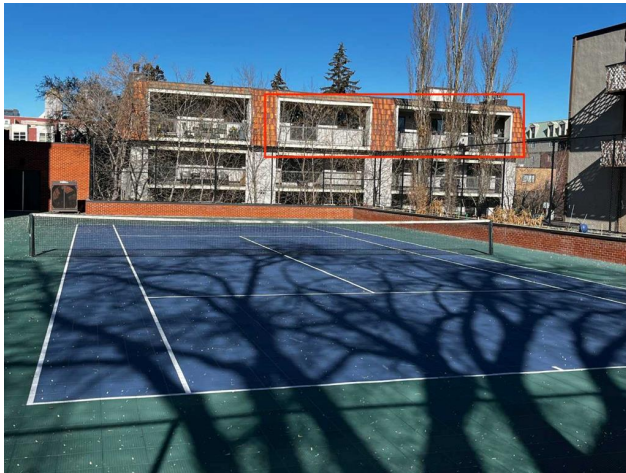
List Price: **\$405,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,403**  
Low Sqft:  
Ttl Sqft: **1,403**

DOM

**82**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete,Stucco**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 8`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>7`10" x 15`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>18`8" x 14`9"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>5`0" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>16`2" x 10`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`0" x 8`8"</b>
<b>Office</b>	<b>Main</b>	<b>15`2" x 10`8"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$1,172		Fee Simple		M-H2
		Fee Freq:		
		Monthly		
Legal Desc:	9011190			
		Remarks		
Pub Rmks:	<p>Welcome to the Howsyth Court - the hidden gem of Mission - one of the trendiest neighbourhoods in Calgary. This TOP floor corner unit with 2 bedrooms, 2 bathrooms AND an extra DEN that can be used as a third bedroom is everything you may need. South exposure will get you sun all day long and you will love the incredible amount of natural light that makes this apartment bright and airy. This rare sized apartment (1,403 sq ft!) has an expansive primary bedroom with a walk-in closet &amp; full 4 piece ensuite along its own oversized private balcony. The kitchen has plenty of storage space and a built-in breakfast island. As this is a corner unit, there is an additional window facing east providing more natural light to the kitchen area. Adjacent to the living room space is a generous den that can be used as a home office or the third bedroom. There is also an in-suite laundry and additional storage in the laundry room in the unit. Due to the incredible location of this rare spacious apartment, you have both the Elbow river and the surrounding parks AND the 4th Avenue with all amenities on your doorstep. Tons of cafes, shops, restaurants, grocery stores, river pathways, Stampede Grounds and LRT station. The tennis court will make sure you will never lose the view from your 2 massive balconies. This condo comes with 1 heated underground parking spot. This is the ultimate inner city lifestyle!</p>			
Inclusions:	N/A			
Property Listed By:	RE/MAX First			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

