



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 25 Avenue #801, Calgary T2s 2V2**

MLS®#: **A2139276**

Area: **Mission**

Listing Date: **06/07/24**

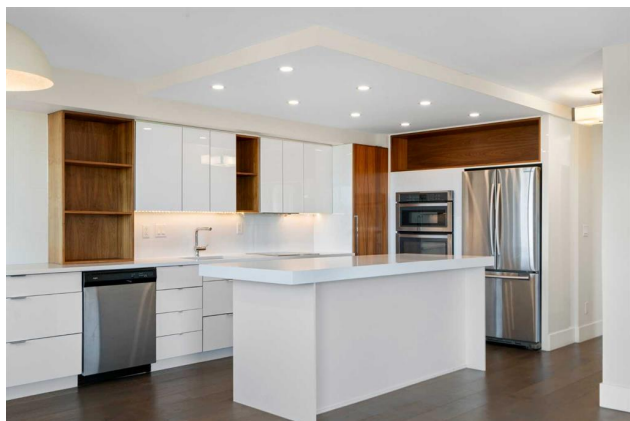
List Price: **\$529,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 19-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1984**

Finished Floor Area

Abv Sqft: **1,082**  
Low Sqft:  
Ttl Sqft: **1,082**

DOM

**21**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 8`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 15`1"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`2" x 8`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`11" x 16`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`9" x 12`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$800**

Title:  
**Fee Simple**

Zoning:  
**M-H2**

Fee Freq:  
**Monthly**

Legal Desc: **8410915**

Remarks

Pub Rmks: **This fully renovated modern corner unit condo boasts stunning panoramic river views and an oversized wrap-around south-facing balcony, ideal for entertaining or relaxing. Modern finishes include 7" hardwood flooring throughout, a custom kitchen with walnut accents, quartz countertops, stainless steel appliances, a built-in wall oven and microwave, a 7ft island, and LED under-cabinet lighting. Additional features include flat ceilings, custom LED pot lights, and custom closets. The luxurious master bedroom offers a spacious walk-through closet and a spa-like ensuite with double vanities, a 5" quartz counter, and a large walk-in glass shower. The second bedroom is generously sized with a wall of closets and custom shelving. The main bath features a large soaker tub perfect for relaxation. This unit also includes in-suite laundry, an indoor parking stall, a large storage locker, and access to a fitness centre. Located just one block from the vibrant restaurants, shops, and coffee houses on trendy 4th Street, this is the lifestyle you've been waiting for.**

Inclusions: **none**  
Property Listed By: **Real Broker**

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







