

314 25 Avenue #10, Calgary T2S 0L4

MLS® #: **A2153421** Area: **Mission** Listing Date: **08/01/24** List Price: **\$909,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2000**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area

Abv Sqft: **2,246**
 Low Sqft:
 Ttl Sqft: **2,246**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Penthouse**

Parking

Ttl Park: **1**
 Garage Sz:

Additional Parking,Assigned,Attached Carport,Carport,Covered,Electric Gate,Garage Door Opener,Gated,Secured,See Remarks,Stall

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Boiler,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Freezer,Induction Cooktop,Instant Hot Water,Microwave,See Remarks,Trash Compactor,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Beamed Ceilings,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"	5pc Ensuite bath	Main	9`1" x 9`2"
Bedroom	Main	18`4" x 14`3"	Walk-In Closet	Main	5`11" x 7`6"
Dining Room	Main	16`11" x 11`8"	Kitchen	Main	14`5" x 21`1"
Laundry	Main	11`5" x 5`1"	Living Room	Main	16`9" x 15`8"
Bedroom	Main	11`5" x 10`11"	Bedroom - Primary	Main	16`5" x 11`11"

Storage
Walk-In Closet

Main
Main

9`2" x 4`11"
10`7" x 4`7"

Storage

Main

9`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$1,640

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0612311**

Remarks

Pub Rmks: **Imagine living in a breathtaking penthouse in the heart of Mission, Calgary, where every detail is crafted for comfort and style. This exclusive residence spans over 2200 square feet, taking over the entire top floor and offering 16' peaked ceilings, skylights and wood beams, that will make you feel like you've stepped into a chic loft in Paris or New York. The modern kitchen is a chef's dream, featuring upscale Pedini® Cabinets, Miele® and Kitchen-Aid® appliances, and a stunning 13-foot marble island. Whether you're hosting an intimate dinner for two or a lively gathering with friends, the 14-person dining table and the kitchen's top-of-the-line amenities ensure you're always ready to entertain. This stunning home offers 3 spacious bedrooms and 2 luxurious bathrooms, perfect for sophisticated, yet comfortable living. The large living room, enhanced by a 3-sided gas fireplace and built-in speakers, is ideal for relaxation and entertaining. Additional features include a secondary entrance with a spacious mudroom, a well-equipped laundry room with a Samsung® washer and dryer, a built-in ironing board, and 4 large in-suite storage rooms. The beautiful herringbone-laid LVP flooring adds elegance and style, while modern Kohler® fixtures add that touch of luxury. Step out onto your private enclosed deck, complete with a gas line, electric heater, and Sunbrella® privacy curtains, for morning coffees or evening cocktails... a perfect retreat from the hustle and bustle of city life. Located just a block from the scenic Elbow River Pathway, this penthouse offers easy access to the vibrant restaurants, pubs, and shopping on 4th Street, as well as the lively atmosphere of 17th Ave. With Roxboro & Erlton off-leash dog park, the MNP Community & Sport Centre, and the Calgary Stampede grounds all just a short stroll away, you'll find everything you need right at your doorstep. Freshly painted in March 2024, with a new roof and spray foam insulation updated in 2023, this home is as pristine as it is stylish. This condo also offers secured, gated carport-style parking and a gated pedestrian entrance for added safety and convenience. The unit includes one assigned parking space, and an additional secondary space is available for lease at \$175 per month, with the option to continue leasing. Experience the ultimate in modern urban living. Schedule your private showing today and step into your dream home!**

Inclusions:
Property Listed By: **Built-In Steam Oven, Dining Room Table & 14 Chairs, Sunbrella Curtain Panels on Deck, Electric Heater on Deck, TV Mount in Primary Bedroom**
Sotheby's International Realty Canada

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