



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 25 Avenue #1303, Calgary T2S 2V2**

MLS® #: **A2159661**      Area: **Mission**      Listing Date: **08/21/24**      List Price: **\$409,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **977**  
 Low Sqft:  
 Ttl Sqft: **977**

DOM

**28**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat:  
 Park Feat: **Stall,Underground**

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings**  
 Int Feat:  
 Utilities: **See Remarks**

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$644**      Title: **Fee Simple**      Zoning: **M-H2**

Fee Freq:  
**Monthly**

Legal Desc: **8410915**

Remarks

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Pub Rmks: **Penthouse unit @ Riverscape! Steps from the Mission shoppes, restaurants, coffee bars and the Elbow River walking trails. Big Bright unit with an amazing city view features a huge master suite with a walk in closet and, 4pce ensuite. Large walk in laundry room, spacious second bedroom and a massive living/ dining room space. One underground parking stall and storage locker included. Building features a outdoor community patio, gym and library.**

Inclusions: **n/a**

Property Listed By: **Boutique Properties Inc.**

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