



THE
A-TEAM

**RE/MAX
FIRST**

130 25 Avenue #209, Calgary T2S 0K9

MLS® #: **A2168521** Area: **Mission** Listing Date: **09/27/24** List Price: **\$329,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1981**

Finished Floor Area
 Abv Sqft: **797**
 Low Sqft:
 Ttl Sqft: **797**

DOM

55
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Boiler,Hot Water**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Tile,Vinyl**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`1" x 11`9"
Dining Room	Main	9`7" x 7`11"
Bedroom	Main	10`11" x 9`6"

Room	Level	Dimensions
Kitchen	Main	8`0" x 7`6"
Bedroom - Primary	Main	13`0" x 11`0"
4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$506**
 Title: **Fee Simple**
 Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: 8310130

Remarks

Pub Rmks: ***VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** Discover this **RENOVATED, FULLY FURNISHED 2-bed, 1-bath** condo located in the heart of Mission, one of Calgary's most desirable neighbourhoods. Featuring **TILED FLOORING** in the entryway, kitchen, and bathroom, with **HARD SURFACE FLOORING** in the living spaces and bedrooms, this condo offers a modern, low-maintenance interior with **NO CARPET**. The kitchen includes **NEWER STAINLESS STEEL APPLIANCES** and **BUTCHER BLOCK COUNTERTOPS**, seamlessly opening into the spacious dining and living areas. The recently updated balcony overlooks a tranquil green space and mature trees, providing a serene escape. The **PRIMARY BEDROOM** comfortably fits a **KING-SIZED BED** and has a walk-thru closet with **CHEATER ACCESS** to the 3pc bathroom. The second bedroom is larger than most condos and has a large closet—great for overnight guests, roommates, kids, or a home office space. Additional perks include **IN-SUITE LAUNDRY**, an **UNDERGROUND SECURED PARKING STALL**, and **BIKE STORAGE**. The well-managed building comes with **REASONABLE CONDO FEES**, including most utilities. Mission provides a perfect mix of urban convenience and riverside living, with easy access to the downtown core, parks, walking paths, and a lively selection of boutiques, cafes, and restaurants. It's just a 20-minute walk to downtown and close to local favourites like OEB Breakfast Co, Mercato, and Earl's. For active lifestyles, the MNP Community & Sport Centre and outdoor spots like Stanley Park are just steps away. This condo offers the best of urban living with the city at your fingertips, making it an ideal choice for those looking to live in the vibrant Mission/Cliff Bungalow community! Schedule your private viewing today!

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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









