



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 25 Avenue #406, Calgary T2S 2V2**

MLS® #: **A2171002**      Area: **Mission**      Listing Date: **10/04/24**      List Price: **\$474,999**  
 Status: **Active**      County: **Calgary**      Change: **-\$10k, 03-Jan**      Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **975**  
 Low Sqft:  
 Ttl Sqft: **975**

DOM

**109**  
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: **Underground**

Utilities and Features

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

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

Kitchen Appl: **Built-In Range,Built-In Refrigerator,Dishwasher,Electric Range,Microwave,Washer/Dryer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 15`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 8`4"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 8`4"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>16`2" x 11`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`4"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 4`11"</b>	<b>Laundry</b>	<b>Main</b>	<b>6`6" x 4`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>12`2" x 3`8"</b>	<b>Balcony</b>	<b>Main</b>	<b>17`4" x 6`1"</b>

Condo Fee:  
**\$687**

Title:  
**Fee Simple**  
 Fee Freq:  
**Monthly**

Zoning:  
**M-H2**

Legal Desc: **8410915**

Remarks

Pub Rmks: **Discover your river view sanctuary in Mission—a stunning 2-bedroom, 2-bathroom condo on the 4th floor of the prestigious Riverscape building. This bright and airy residence invites you in with an abundance of natural light and peaceful views of the Elbow River. A private entry keeps your laundry and storage separate from the sleek, contemporary kitchen. The crisp quartz countertops and chic backsplash perfectly complement the clean, bright aesthetic, making this kitchen as functional as it is beautiful. Built-in appliances create the perfect area for entertaining. The kitchen seamlessly flows into the spacious dining and living areas, where large windows frame the view of the river. Just off the living room, step out onto your expansive balcony and take in the stunning views—an ideal spot for your morning coffee or an evening glass of wine. Retreat to the serene primary bedroom, thoughtfully located on the opposite side of the condo for maximum privacy. This spacious room easily accommodates a king-sized bed, a cozy reading nook, and additional furnishings. The walk-through closet, customized with built-in organizers, leads you to the ensuite. The second bedroom offers versatility, perfect for guests or as a stylish home office, with a second bathroom conveniently located just across the hall. Adding to the convenience, the in-unit laundry is tucked away in a large entryway closet, with ample room for further storage. This condo also includes a secure underground parking stall and a storage locker, ensuring all your needs are met. The Riverscape building is impeccably maintained and features an active condo board, along with amenities such as Bluebox delivery service, an exercise room, and an outdoor terrace. Nestled in the vibrant Mission neighbourhood, this location offers the perfect balance of urban convenience and serene livability. You'll be just steps away from the picturesque Elbow River pathways, trendy restaurants, cafes, and public transportation.**

Inclusions: **Portable AC Inserts for windows. Extra flooring, tile and trim pieces, paint.**

Property Listed By: **Diamond Realty & Associates LTD.**

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





