



THE
A-TEAM

**RE/MAX
FIRST**

225 25 Avenue #103, Calgary T2S 2V2

MLS® #: **A2174189**

Area: **Mission**

Listing Date: **10/19/24**

List Price: **\$268,500**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 15-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **672**
Low Sqft:
Ttl Sqft: **672**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned, Underground**

Utilities and Features

Roof: **Asphalt, Flat, Rolled/Hot Mop**
Heating: **Baseboard, Hot Water, Natural Gas**
Sewer:
Ext Feat: **Balcony, Other, Playground, Storage**

Construction: **Brick, Concrete, Metal Siding**
Flooring: **Carpet, Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	5`7" x 3`11"	Living Room	Main	15`4" x 13`3"
Dining Room	Main	8`3" x 7`11"	Kitchen	Main	8`3" x 7`6"
Laundry	Main	6`11" x 5`1"	Balcony	Main	23`3" x 8`3"
Bedroom - Primary	Main	11`11" x 9`4"	4pc Bathroom	Main	8`10" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$447

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **8410915**

Remarks

Pub Rmks: **Check out this fantastic one-bedroom condo at Riverscape Condominiums, in the heart of the vibrant community of Mission! Offering an unmatched location near bicycle lanes, walking paths, the Elbow River plus easy walking access to Calgary Transit (bus routes 3, 17, 449 + Erlton C-Train station) and the Downtown Business Core. Whether you're searching for your first home, downsizing or a sound investment rental, this is an opportunity worth taking. Offering an open floor plan, this unit boasts a well-sized bedroom (11'11" x 9'4") with double closets, a galley style kitchen with granite countertops and stainless-steel appliances, an expansive living room measuring 15'4" x 13'3", a designated dining room fit for entertaining dinner parties, in-suite laundry "room", a 4-piece bathroom and a double main entrance coat closet for additional in suite storage. The living room provides sliding glass door access onto a large concrete patio with a high privacy fence. Did we mention the many Shops & Restaurants nearby? Whether you're catching an early breakfast or brunch at La Boulangerie or OEB Breakfast, Dinner at My Little Italia, Mercato, Roy's Kitchen or Shokunin, or enjoying live music set at Southern Block or live Jazz at the Mission Community Center this community has it all. The Nightlife is peppered throughout Mission, the Beltline and along Uptown 17th Avenue with bars, lounges and more. Health and Fitness? No problem, easy walk to MNP Community & Sports Centre, Barry's Gym, Club Pilates and the list goes on. Although you may not need to drive to many places living in this great community, rest assured that this home also comes with an assigned parking stall with storage cage in the building's underground secured parkade. Do you have any pets? Cats ok with board approval, but sadly no dogs allowed. Building amenities include Bluebox delivery system, Exercise Room, and Outdoor Terrace.**

Inclusions: **None**
Property Listed By: **RE/MAX iRealty Innovations**

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









