



THE
A-TEAM

**RE/MAX
FIRST**

225 25 Avenue #404, Calgary T2S 2V2

MLS® #: **A2174786**

Area: **Mission**

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

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 25-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Underground

Finished Floor Area

Abv Sqft: **1,066**

Low Sqft:

Ttl Sqft: **1,066**

DOM

58

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style:

Apartment

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony, Courtyard**

Construction:

Concrete

Flooring:

Tile, Vinyl Plank

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 15`0"	Dining Room	Main	9`8" x 8`5"
Kitchen	Main	13`5" x 8`0"	Laundry	Main	7`8" x 5`3"
Bedroom - Primary	Main	14`5" x 12`3"	Bedroom	Main	11`6" x 10`4"
4pc Ensuite bath	Main		4pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:
\$769

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **8410915**

Remarks

Pub Rmks: **Price improvement! Move into your home before Xmas! This stunningly RENOVATED CORNER UNIT offers a rare opportunity to own in one of Calgary's trendiest and most desirable neighbourhoods. Renovated top to bottom in 2024, never lived in after the renos. Suite features 2 bedrooms, 2 full bathrooms, and the convenience of underground parking. This home is designed for those seeking both comfort and lifestyle. Step inside to an open-concept layout, where the brand-new kitchen shines with BRAND NEW appliances and quartz countertops with waterfall. The seamless flow between the kitchen, dining, and living areas creates an ideal space for entertaining or relaxing. Enjoy the views and natural light from the expansive windows in the living room, or step out onto the wrap-around balcony to take in the lively atmosphere of Mission and Calgary's downtown skyline. The primary suite is a private retreat with a walkthrough closet featuring built-in closet, and a newly renovated ensuite with designer finishes. A spacious second bedroom and 4-piece bathroom offer comfort for guests or family. Additional conveniences include a separate laundry room with newer washer and dryer, and extra in-unit storage with custom shelving. This well-maintained building also features a fitness room, outdoor courtyard and secured underground parking stall with storage locker. Just steps from the Elbow River pathways, 4th Street's bustling shops and restaurants, the Repsol Centre, and Stampede Park, you'll have the best of Calgary living at your doorstep. With easy access to public transit, top schools, and the downtown core, this is a rare chance to enjoy both luxury and convenience in Mission. Don't miss your opportunity - book your private viewing today and experience Mission at its finest!**

Inclusions: **N/A**
Property Listed By: **RE/MAX Complete Realty**

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









