

108 25 Avenue #308, Calgary T2S 0K9

MLS® #: **A2176696** Area: **Mission** Listing **10/31/24** List Price: **\$315,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$15k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **524**
 Low Sqft:
 Ttl Sqft: **524**

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

DOM

33
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel** Construction: **Concrete, Stone, Stucco**
 Heating: **Hot Water, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Bookcases, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	4`5" x 5`1"	Entrance	Main	8`1" x 5`1"
Kitchen	Main	11`7" x 8`3"	Dining Room	Main	8`5" x 10`0"
Living Room	Main	10`3" x 9`11"	4pc Bathroom	Main	4`11" x 7`0"
Bedroom - Primary	Main	10`0" x 9`8"	Balcony	Main	4`5" x 6`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$424

Fee Simple

S-UN

Fee Freq:

Monthly

Legal Desc: 0914544

Remarks

Pub Rmks: **This is the best time to own this beautiful property right by the river! Conveniently located in the sought-after neighborhood in Mission. This condo unit is perfect for individuals or couples working in downtown and they can easily access Erlton C-Train station by walking. At night, the area is buzzing with all the new and trendy restaurants, shops, and pubs along 4th Street and 17th Avenue. La Rive is situated right off the river for you to enjoy morning runs along the path towards Repsol Sport Centre or Lindsay Park. This 1 bedroom unit boasts maple shaker cabinets with granite countertops and stainless steel appliances. The living room and dining area have upgraded dark hardwood flooring with a gas fireplace perfect for cozy evenings at home. This is an amazing unit to rent out for those looking to own an investment property. Call your realtor and schedule a showing! ***Please note the photos were taken from a previous tenant and the exterior of the building has been freshly painted*****

Inclusions: N/A
Property Listed By: Charles

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





