



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**215 25 Avenue #203, Calgary T2S 0L2**

MLS®#: **A2178291**

Area: **Mission**

Listing Date: **11/08/24**

List Price: **\$229,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1965**

Finished Floor Area

Abv Sqft: **566**

Low Sqft:

Ttl Sqft: **566**

DOM

**12**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Off Street,Stall**

Utilities and Features

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

Construction: **Concrete**  
Flooring: **Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
Int Feat: **Laminate Counters,No Smoking Home,Open Floorplan,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Entrance</b>	<b>Main</b>	<b>8`2" x 3`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`0" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`0" x 7`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 8`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 10`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$400**

Title:  
**Fee Simple**

Zoning:  
**M-H2**

Fee Freq:  
**Monthly**

Legal Desc: **9913459**

Remarks

Pub Rmks: **Welcome to "Mission Bridge Place" and this charming and sunny one bedroom suite. It's a great starter home or investment property. There are lots of great features including: low condo fees (\$399 .67), insuite laundry, south balcony, designated parking and a bright and sunny SW corner position in the building. Solid concrete construction so low noise transmission between floors. No PTC. This suite is on the quiet rear side of the building. Bright and open plan with 566 square feet. No carpet...hardwood floors run throughout the suite. Large and flexible living space...large enough to hold a seating area plus a work space. Dining room with designer light. Bright kitchen with large west window above the sink, white cabinetry, dishwasher and a half-wall for privacy. The bedroom has a large window, double-closet plus a custom-built storage unit with drawers and cabinets to make the best use of the space. Bright 4-piece bathroom with designer-tile tub-shower combination and storage in the vanity. Stacked washer and dryer. Also a double entry closet and a storage closet (linen etc). Assigned parking stall #5 with plug in. The parkade is fully fenced with recycling and compost. No rear alley behind the building so enhanced security. No dogs but cats OK with board permission. Mission is the most exciting inner-city neighbourhood in Calgary, adjacent to the 4th Street Village with endless amenities, services and fun. Fantastic "Walkscore" of 86...means most errands can be completed on foot. Also close to river pathways (9kms for walking, running and biking), MNP sports centre and just a few blocks to LRT transit. Vacant for fast possession. Don't miss this great opportunity!**

Inclusions: **none**  
Property Listed By: **Century 21 Bamber Realty LTD.**

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







