



THE
A-TEAM

**RE/MAX
FIRST**

314 25 Avenue #10, Calgary T2S 0L4

MLS® #: **A2178388**

Area: **Mission**

Listing Date: **11/10/24**

List Price: **\$900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **2,246**
Low Sqft:
Ttl Sqft: **2,246**

Additional Parking,Assigned,Attached Carport,Carport,Covered,Electric Gate,Garage Door Opener,Gated,Secured,See Remarks,Stall

DOM

73
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Penthouse**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Dishwasher,Freezer,Induction Cooktop,Instant Hot Water,Microwave,See Remarks,Trash Compactor,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Beamed Ceilings,Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Skylight(s),Soaking Tub,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`11" x 4`11"	5pc Ensuite bath	Main	9`1" x 9`2"
Bedroom	Main	18`4" x 14`3"	Walk-In Closet	Main	5`11" x 7`6"
Dining Room	Main	16`11" x 11`8"	Kitchen	Main	14`5" x 21`1"
Laundry	Main	11`5" x 5`1"	Living Room	Main	16`9" x 15`8"
Bedroom	Main	11`5" x 10`11"	Bedroom - Primary	Main	16`5" x 11`11"

Storage
Walk-In Closet

Main
Main

9`2" x 4`11"
10`7" x 4`7"

Storage

Main

9`11" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$1,640

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0612311**

Remarks

Pub Rmks: **Imagine living in an extraordinary penthouse in the heart of Mission, just steps away from restaurants, pubs, and shops on 4th Street, as well as the lively energy of 17th Ave. With Elbow River, the Roxboro & Ertlon off-leash dog park, the MNP Community & Sport Centre, and the Calgary Stampede grounds nearby, every amenity is within reach. Spanning over 2,200 square feet, this exclusive top-floor residence features 16-foot peaked ceilings, skylights, and exposed wood beams, evoking the ambiance of a chic New York City loft. This property needs to be seen in-person to fully appreciate all that it has to offer. The modern kitchen is a chef's dream, with sleek Pedini® cabinetry, high-end Miele® and KitchenAid® appliances, and a show-stopping 13-foot marble island. Perfect for gatherings of any scale, the space is complemented by a 14-person dining table, ready to host both intimate dinners and lively celebrations. This beautiful home includes three spacious bedrooms and two luxurious bathrooms, blending sophistication with comfort. The expansive living room, warmed by a three-sided gas fireplace and enhanced with built-in speakers, offers an ideal setting for both relaxation and entertaining. Additional features include a secondary entrance with a mudroom, a well-appointed laundry room with Samsung® appliances and a built-in ironing board, and four generous in-suite storage rooms. Elegant herringbone LVP flooring and premium Kohler® fixtures complete the upscale look. Step onto your private, enclosed deck, outfitted with a gas line, electric heater, and Sunbrella® privacy curtains—perfect for morning coffee or evening cocktails in your own urban sanctuary. Freshly painted in March 2024, with a new roof and spray foam insulation updated in 2023, this residence is as pristine as it is stylish. The condo includes secure, gated carport parking and a secured pedestrian gate for added peace of mind, with one assigned parking space and an optional secondary space for lease. Discover the ultimate in modern urban living... schedule your private showing today!**

Inclusions: **Built-In Steam Oven, Dining Room Table & 14 Chairs, Sunbrella Curtain Panels on Deck, Electric Heater on Deck, TV Mount in Primary Bedroom**
Property Listed By: **Sotheby's International Realty Canada**

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











