



THE
A-TEAM

**RE/MAX
FIRST**

225 25 Avenue #506, Calgary T2S 2V2

MLS® #: **A2187010**

Area: **Mission**

Listing Date: **01/11/25**

List Price: **\$424,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1985**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **975**
Low Sqft:
Ttl Sqft: **975**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parkade**

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Breakfast Bar,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 12`9"
Dining Room	Main	10`7" x 8`4"
Walk-In Closet	Main	6`6" x 5`1"
Laundry	Main	6`7" x 4`9"
4pc Ensuite bath	Main	7`9" x 4`10"

Room	Level	Dimensions
Kitchen	Main	12`4" x 8`4"
Bedroom - Primary	Main	16`1" x 11`1"
Bedroom	Main	9`3" x 10`3"
4pc Bathroom	Main	7`9" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$687

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **8410915**

Remarks

Pub Rmks: **Wonderful location, 2 Bedroom 2 Bathroom, Updated, freshly painted and so much more. Welcome to Riverscape, a beautifully updated two-bedroom, two-bathroom condo set above the treetops with stunning south-facing views of the Elbow River. Situated in one of Calgary's most historic and vibrant communities, you'll find yourself just steps from walking and biking paths, the Elbow River, and the trendy shops, restaurants, bakeries, pubs, and fitness facilities along 4th Street. This condo is a true gem, featuring a gourmet kitchen with quartz countertops, stylish two-tone flat-panel cabinetry, stainless steel appliances, and an eating bar that's perfect for entertaining. The dining area is ideal for hosting dinner parties, while the spacious living room provides the perfect place to relax with family and friends. The luxurious primary suite is designed for comfort, with ample space for a king-sized bed and sitting area, a large walk-through closet, and an elegant four-piece ensuite. Additional highlights include in-suite laundry with a dedicated storage room, a heated underground parking stall, and an extra storage locker. Residents of Riverscape also enjoy exclusive access to a fitness center, beautifully maintained private gardens, and direct access to the scenic riverfront. Don't miss your chance to own this sought-after property in one of Calgary's most desirable locations.**

Inclusions:
Property Listed By: **None**
RE/MAX House of Real Estate

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







