



THE
A-TEAM

**RE/MAX
FIRST**

225 25 Avenue #1203, Calgary T2S 2V2

MLS® #: **A2188286**

Area: **Mission**

Listing Date: **01/22/25**

List Price: **\$489,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **970**
Low Sqft:
Ttl Sqft: **970**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Secured,Stall,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Granite Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	15`10" x 25`2"	4pc Bathroom	Main	16`5" x 25`2"
Bedroom	Main	40`9" x 30`11"	Dining Room	Main	35`3" x 27`4"
Kitchen	Main	38`7" x 25`8"	Laundry	Main	19`5" x 21`7"
Living Room	Main	52`6" x 48`5"	Bedroom - Primary	Main	52`6" x 37`2"

Legal/Tax/Financial

Condo Fee:
\$687

Title:
Fee Simple

Zoning:
M-H2

Legal Desc:

8410915

Fee Freq:
Monthly

Remarks

Pub Rmks:

Experience the pinnacle of Mission living! This stylishly renovated 2-bedroom Riverscape condo offers 970 sq. ft. of chic living space on the 12th floor. Bask in 180° DOWNTOWN VIEWS from the 18' balcony. Granite kitchen with stainless steel appliances, ample storage, and a dining area perfect for entertaining. Sliding doors reveal a versatile 2nd bedroom/den/HOME OFFICE with a Murphy bed. The spacious master boasts double closets and a private ensuite with a walk-in shower. Enjoy in-suite storage, underground parking, a fitness room, and lush gardens. Steps from river paths, 4th Street, and vibrant city life—your urban retreat awaits!

Inclusions:

Window Coverings

Property Listed By:

RE/MAX iRealty Innovations

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





