



THE
A-TEAM

**RE/MAX
FIRST**

108 25 Avenue #402, Calgary t2s 0k9

MLS®#: **A2188618**

Area: **Mission**

Listing Date: **01/18/25**

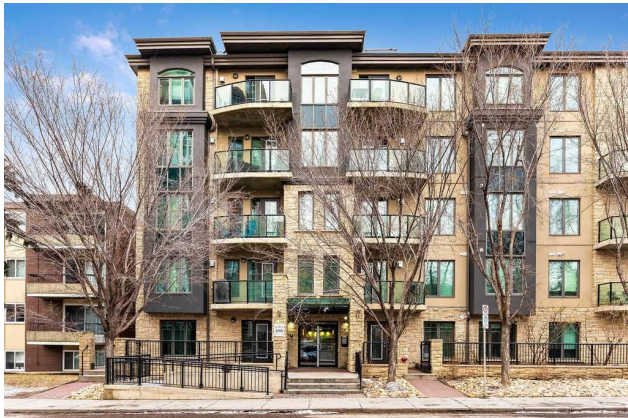
List Price: **\$359,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **767**
Low Sqft:
Ttl Sqft: **767**

Parkade, Titled, Underground

DOM

14

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Baseboard, Fireplace(s)**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Granite Counters, High Ceilings**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`10" x 9`3"	Kitchen	Main	13`1" x 8`9"
Dining Room	Main	15`0" x 7`4"	Bedroom - Primary	Main	17`6" x 8`8"
Bedroom	Main	13`0" x 9`4"	4pc Bathroom	Main	0`0" x 0`0"
Balcony	Main	10`10" x 4`5"			

Legal/Tax/Financial

Condo Fee:
\$622

Title:
Fee Simple

Zoning:
DC

Legal Desc:

0914544

Fee Freq:
Monthly

Remarks

Pub Rmks:

TWO BEDROOM luxury condo in the desirable community of Mission! This CONCRETE building nestled on the banks of the Elbow River is steps to trendy 4th Street, MNP Recreation Centre, LRT station, Safeway and the river pathway system. This well designed unit features a tiled entryway with large closet/storage space. Open concept living/kitchen space offers high end features in the kitchen such as granite counter tops, stainless steel appliances, double sink, espresso maple cabinets and sit up bar. The living space benefits from the large south facing windows that bring in loads of natural light. Hardwood floor, gas fireplace and 9 foot ceilings upgrade this space and from here, walk out onto a sunny south facing balcony. Primary and second bedrooms are carpeted with neutral carpets and second bedroom features a built in dresser for added convenience. Titled heated underground parking tops it all off!

Inclusions:

n/a

Property Listed By:

RE/MAX First

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

