



THE
A-TEAM

**RE/MAX
FIRST**

225 25 Avenue #1005, Calgary T2S2V2

MLS® #: **A2191070**

Area: **Mission**

Listing Date: **01/29/25**

List Price: **\$490,000**

Status: **Active**

County: **Calgary**

Change: **-\$19k, 05-Feb**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,084**
Low Sqft:
Ttl Sqft: **1,084**

DOM

43
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

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

Access:
Lot Feat:
Park Feat:

Assigned, Underground

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge, Dishwasher, Freezer, Range, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Chandelier, Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`7" x 8`6"	Living Room	Main	15`0" x 16`4"
Dining Room	Main	8`6" x 10`9"	Bedroom - Primary	Main	12`5" x 14`6"
3pc Ensuite bath	Main	8`7" x 5`2"	Bedroom	Main	11`6" x 10`4"
4pc Bathroom	Main	4`11" x 8`1"	Balcony	Main	6`1" x 26`7"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$761

Fee Simple

M-H2

Fee Freq:
Monthly

Legal Desc: 8410915

Remarks

Pub Rmks: **This beautiful updated 2-bedroom, 2-bathroom condo in Riverscape Condominiums has been redesigned with quality finishes and a modern aesthetic. Every detail has been carefully selected to create a stylish and functional living space. The two-toned kitchen features sleek grey and walnut colored cabinetry with quartz countertops, complemented by a brand-new LG stainless steel appliance package. Extending into the dining area, custom cabinetry provides additional storage, a convenient serving space, and a built-in bar fridge—perfect for entertaining. Enjoy an abundance of natural light in this south-facing living space creating a warm and welcoming ambiance. The walnut-colored LVP flooring adds both style and durability, while LED lighting throughout enhances the modern, energy efficient design. The spacious primary suite features a walk-through closet leading to an ensuite with a curb less shower and modern finishes. The second bedroom is generously sized, with a double closet for ample storage. The main bathroom, located just off the second bedroom, mirrors the modern aesthetic with sleek finishes and features a deep soaker tub for ultimate relaxation. Located just steps from the Elbow River, 4th Street's vibrant restaurants and cafes, and all that Mission has to offer. Enjoy stunning city, mountain, and river views from your home and wrap around balcony. Move-in ready and beautifully finished—book your private showing today!**

Inclusions: N/A
Property Listed By: Real Broker

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









Renovation Spec Sheet

This beautifully renovated 2-bedroom, 2-bathroom condo combines high-end finishes with thoughtful design. Key features include:

Flooring & Ceilings:

- Hydrotect 6-Playful Otter 7x60 EPC Flooring (17" width x 60" length x 6mm thickness, 0.6mm wear layer)
- Level 6' flat ceilings throughout the condo

Kitchen & Living Areas:

- Flat-panel soft-close cabinets throughout
- Pantry cabinet for additional storage
- Extended cabinet/bar area for extra space
- Quartz countertops in TCE 4033 White Whisper
- Luxury tile backsplash in the kitchen: Toscana Opusum White high-gloss porcelain
- Brand-new LG appliance package
- Bar fridge
- Thoughtfully designed under-cabinet vented hood fan

Bathrooms:

- Recessed ceiling in bathrooms
- Floating bathroom vanities with a 2" mitered edge
- Cappo Glazed Porcelain Matte 12"x24" Gray tile in both the ensuite and main bathrooms, inspired by the new Cappo di Oro stone from Northern Italy
- Stand-up shower in the ensuite with borderless glass sliding door and custom niche
- LED and fog mirrors in the ensuite
- 60-inch deep bathtub in the main bath with tile surround
- High-end plumbing finishes throughout

Lighting & Electrical:

- LED lights throughout the unit for energy efficiency and ambiance
- High-end electrical finishes throughout the unit

Building Upgrades:

- New roof (2023)
- New windows
- Healthy reserve fund and well-managed and maintained building