

# \$399,900 - 203, 225 25 Avenue Sw, Calgary

MLS® #A2228924

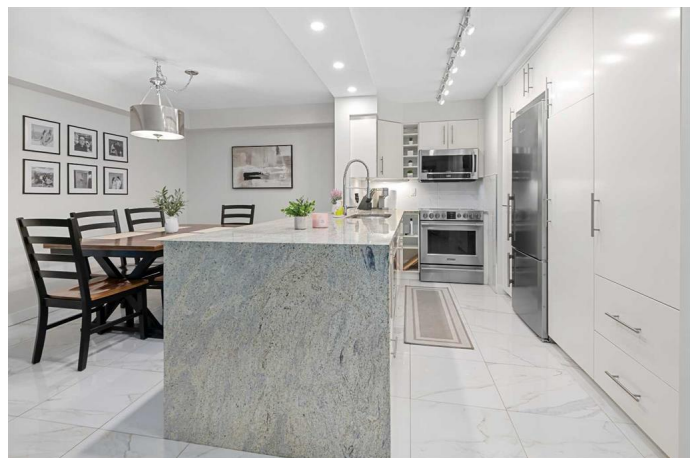
**\$399,900**

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

It's all about location, lifestyle, and low-maintenance living! Discover a standout opportunity for homeownership in Mission—one of Calgary's most vibrant inner-city communities, home to the iconic Lilac Festival and a hub for foodies, fitness lovers, and boutique shoppers alike. This stylish 2-bedroom, 2-bathroom condo has been thoughtfully remodeled with tile lovers in mind—featuring sleek, marble-inspired 20"x20" tile throughout the entire unit for a clean, modern aesthetic that's equal parts practical and polished. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 981 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching waterfall granite countertops, large tile backsplash, stainless steel appliances and ample cabinetry and counter space for the serious cook and takeout aficionado. Flowing seamlessly into a spacious dining area and bright living room, you'll love the triple-pane sliding glass doors that lead to your private 17' x 6' balcony—perfect for your morning coffee or sunset wind-down. The king-sized primary bedroom includes a spacious closet with built-in organizers, and a full 4-piece ensuite bathroom with deep soaker tub. Other features of this unit include a spacious laundry "room" (6'7" x 6'0"), one assigned underground parking stall and out of suite storage. The complex offers an exercise room, communal



outdoor terrace and private park-like setting that expands along the east side of the complex from 25th Ave to 26th Ave for quick access to the Elbow River and it's walking/cycle paths. You can walk to some of Calgary's best! You're just minutes from 4th Street & 17th Ave restaurants and night life, Phil & Sebastian, Purple Perk, OEB and Mercato, Elbow River pathways & Repsol Centre, Safeway, yoga studios, boutique Fitness and more. Don't have a car? Not to worry, there's great transit access from here whether it's the bus routes connection on 4th Street (Route #3, 17 & 449) or the Elrton C-train station. Truly a great opportunity.

Built in 1984

### **Essential Information**

MLS® #	A2228924
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	203, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

### **Amenities**

Amenities	Elevator(s), Fitness Center, Garbage Chute, Picnic Area, Secured Parking, Storage, Trash
Parking Spaces	1
Parking	Assigned, Heated Garage, Secured, Stall, Underground

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	13

### Exterior

Exterior Features	Balcony, Other, Storage
Roof	Flat Torch Membrane
Construction	Brick, Concrete, Metal Siding

### Additional Information

Date Listed	June 7th, 2025
Days on Market	15
Zoning	M-H2

### Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.