

**404, 225 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219196**



## \$472,900

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,066 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 769
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

This completely RENOVATED CORNER UNIT offers a rare opportunity to own in one of Calgary's most vibrant and desirable neighbourhoods. Renovated top-to-bottom and never lived in post-renovation, this stylish home features 2 bedrooms, 2 full bathrooms, a wrap-around balcony, and underground parking &ndash; all part of one of the largest floor plans in the building. The bright, open-concept layout is perfect for both entertaining and everyday living. The brand-new kitchen is a showstopper with quartz countertops (with waterfall edge), full-height cabinetry, and all new appliances. The kitchen seamlessly connects to the dining and living areas, surrounded by expansive windows that flood the space with natural sun light. Step outside to the wrap-around balcony and take in views of Mission and the downtown skyline. The primary suite is a private retreat, complete with a custom walk-through closet and a luxuriously renovated ensuite featuring modern designer finishes. A generous second bedroom and a stylish 4-piece main bathroom offer flexibility for family, guests, or a home office. Additional conveniences include a separate laundry room, custom built-in storage, and a secured underground parking stall with additional storage locker. The building itself is well-maintained and offers excellent amenities including a fitness room and outdoor courtyard. Unbeatable location &ndash; just steps to the Elbow River pathways, 4th Street's vibrant shops and restaurants, Repsol Centre, Stampede Park, and with easy access to public transit, downtown, and top schools. Luxury, lifestyle, and location &ndash; don't miss your opportunity! Book your private viewing today and experience the best of Mission living!