

**1103, 225 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240804**



**\$435,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 994 sq.ft.                         | <b>Age:</b>   | 1984 (41 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                                            |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Hardwood, Tile                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                          | <b>Condo Fee:</b> | \$ 702 |
| <b>Basement:</b>   | -                                                                                                          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                                                                                            | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                                                                                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) |                   |        |

**Inclusions:** NA

Experience stunning views of Calgary's downtown from this beautifully updated 2-bedroom, 2-bathroom condo located in the heart of Mission. Situated on the 11th floor of a concrete building, this spacious unit offers just over 1,000 sq. ft. of stylish living space, complete with European Oak hardwood, an open-concept kitchen with stainless steel appliances—including a brand-new dishwasher (June 2025)—and a large island with seating that enhances the modern design. Enjoy the convenience of in-suite laundry, underground parking, with storage unit and access to a fully equipped fitness centre with newer equipment. The highlight of this unit is the massive private patio, perfect for taking in the breathtaking city skyline. Ideally located within walking distance to Mission's vibrant shops, restaurants, and amenities, this is urban living at its finest. Book your private viewing today!