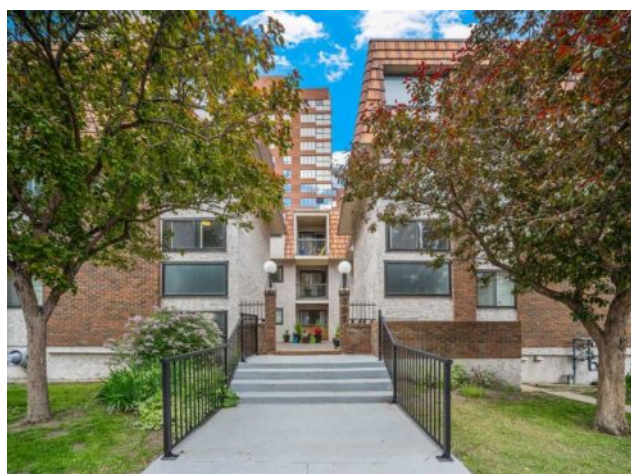


205, 305 25 Avenue SW
Calgary, Alberta

MLS # A2320783



\$222,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	544 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 449
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully updated 1-bedroom condo in one of Calgary's most desirable inner-city locations! Situated in a secure, well-maintained building featuring the convenience of both an elevator and heated underground parking, this home offers exceptional value and an unbeatable lifestyle. Inside, you'll find stylish laminate flooring throughout, a bright kitchen with white cabinetry, granite countertops, a stainless steel appliance package, and a peninsula with seating for bar stools, creating the perfect space for casual dining and entertaining. A dedicated dining area flows seamlessly into the spacious living room, while the bedroom offers an oversized closet complete with built-in shelving. The full bathroom continues the granite countertops for a cohesive, upscale finish, and the convenience of in-suite laundry completes the interior. Step outside to your private patio, quietly positioned away from the busy road, with the added bonus of a dedicated storage locker located directly off the balcony. The secure building offers peace of mind while providing an ideal lock-and-leave lifestyle. The location is truly second to none—just half a block from the Elbow River and its extensive walking and cycling pathways, while only steps to grocery stores, trendy restaurants, cafés, boutique shopping along 4th Street SW, and convenient public transit. Whether you're a first-time buyer, investor, or looking to enjoy the vibrant inner-city lifestyle, this move-in-ready condo is an outstanding opportunity.