

402, 108 25 Avenue SW
Calgary, Alberta

MLS # A2337661



\$370,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings		

Inclusions:	NA
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Welcome to this beautifully situated TWO BEDROOM condo in the desirable community of Mission. Located in a solid concrete building along the banks of the Elbow River, this home is just steps from trendy 4th Street, MNP Recreation Centre, the LRT station, Safeway, and Calgary's extensive river pathway system. The bright, open concept layout features a tiled entryway with a large closet and ample storage. The spacious kitchen offers granite countertops, stainless steel appliances, a double sink, espresso maple cabinetry, and a convenient raised breakfast bar overlooking the living area. South facing windows fill the living space with natural light, while hardwood flooring, a cozy gas fireplace, and 9-foot ceilings add warmth and style. Step outside onto the sunny south facing balcony; Perfect for enjoying your morning coffee or relaxing at the end of the day. Both bedrooms feature neutral carpeting, with the second bedroom offering a built in dresser for added convenience. Completing this fantastic home is titled, heated underground parking. With an unbeatable location, bright south facing exposure, and an array of amenities just outside your door, this Mission condo is an excellent opportunity for homeowners and investors alike. Live in your dream apartment and book a showing today!