

102, 305 25 Avenue SW
 Calgary, Alberta

MLS # A2340104



\$185,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	517 sq.ft.	Age:	1977 (49 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Covered, Driveway, Garage Door Opener, Garage Faces Front, He		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: Garage FOB & Mail Key

Welcome to an exceptional opportunity in Mission, one of Calgary's most vibrant and sought-after inner-city neighbourhoods. This one-bedroom, one-bathroom main-floor condo places you just steps from the Elbow River pathway system, beautiful parks, celebrated restaurants, local cafés and the energy of 4th Street. Inside, the functional layout offers a comfortable starting point and plenty of potential to update, personalize and create a space that feels entirely your own. The standout feature is the oversized south-facing patio, which opens directly onto a peaceful shared courtyard with picnic tables. This rare outdoor connection extends your living space and provides a wonderful setting for morning coffee, summer dinners or simply relaxing in the sunshine. The building offers secure entry, underground parking and convenient card-operated laundry. While the unit would benefit from some updating, its attractive price makes it an exciting opportunity for first-time buyers, investors or anyone hoping to call Mission home without the typical inner-city price tag. With remarkable outdoor space, an unbeatable location and endless potential, this is your chance to create something special in the heart of the city.