

**6C, 133 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2207588**



## \$479,900

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 819
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry		
<b>Inclusions:</b>	N/A		

Rarely do these front facing corner apartments become available. The perfect balance of modern comforts and a prime location. Elegant & Refined Living in Mission.. Come view this well planned 2 bedroom, 2 bathroom CORNER suite with outstanding views of city skyline. Solid concrete building in the heart of one of the best urban communities in Calgary. Featuring a long list of upgrades including: Granite counter tops, custom tiling, high quality mill work, gleaming floors, en suite laundry, TWO over sized balconies, a lovely social room, 9 visitor parking stalls and a location boasting access to river pathways, MNP Center, excellent restaurants, shopping and downtown. Substantial building upgrades including Elevator / fire alarms ( 2021), Balcony resurfacing ( 2017), Curtain wall/ windows (East/ West sides - 2012) The building is very clean, well managed with a WELL FUNDED RESERVE FUND. Call for your appointment to view.. Plus, the extensive building upgrades, including elevator, fire alarms, and windows, give peace of mind knowing it's well-maintained. With its proximity to the river pathways, MNP Center, and local restaurants, it seems like a fantastic spot to call home.