

**302, 305 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212657**



**\$360,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	1977 (48 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>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,120
<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>	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Storage, Walk-In Closet(s)		

<b>Inclusions:</b>	N/A
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Sprawling, stylish, and set in one of Calgary's most walkable communities—welcome to Howsyth Court in Mission. At 1263 square feet, this isn't just an apartment; it's a statement. A true rarity in size and layout, offering two generous bedrooms, two full bathrooms (both with heated floors), and two balconies, including a south-facing retreat perfect for soaking up the sun. The kitchen steals the show, an expansive space with warm wooden countertops, a farmhouse sink, white shaker cabinets, soft white backsplash, and stainless steel appliances with sleek black hardware—all coming together in a timeless and on-trend design. The living room is equally grand, anchored by a wood-burning fireplace and opening onto that sun-drenched balcony. Need an actual dining room? You've got one—a full-sized space that could just as easily be a home office, a playroom, or a fitness studio. The primary bedroom is a sanctuary featuring a walk-in closet, an extra storage closet, private balcony access, and a three-piece ensuite. A second four-piece bath and in-unit laundry complete the thoughtful layout. This unit is the total package, freshly painted and complete with underground parking. And let's talk location—Mission is the beating heart of inner-city Calgary. Steps from 4th Street's best restaurants, cafés, and boutiques, moments from river pathways, Lindsay Park, and the Repsol Centre, and a quick commute downtown. Urban living doesn't get better than this.