

# \$459,900 - 601, 225 25 Avenue Sw, Calgary

MLS® #A2229555

**\$459,900**

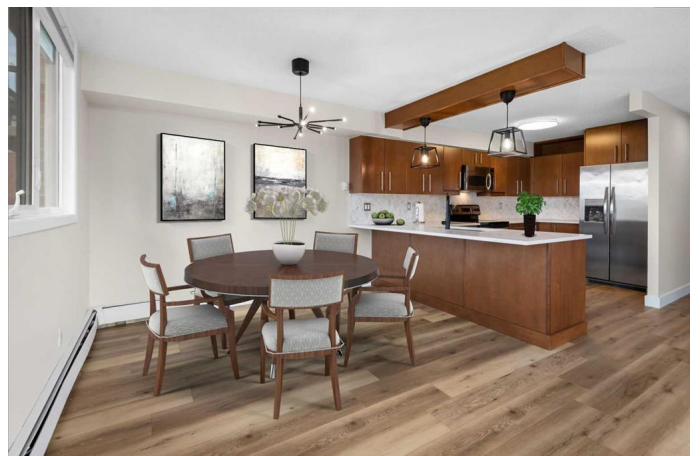
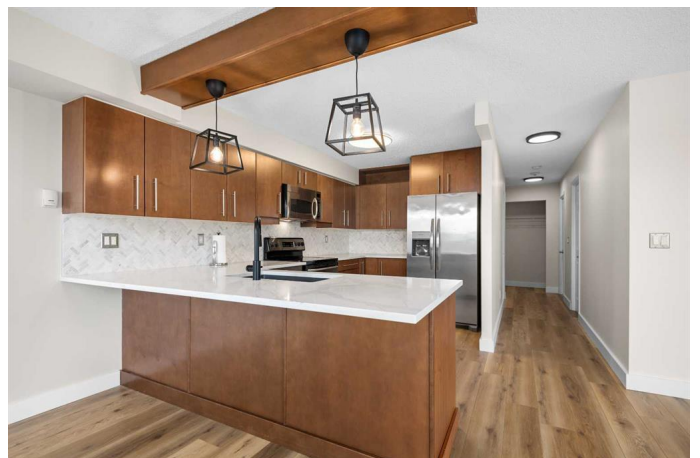
2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Unbeatable location! You're just minutes from 4th Street & 17th Ave restaurants and night life. Enjoy from an array of local coffee shops like Purple Perk or breakfast at Boulangerie or OEB dinner at My Little Italia Or Bodega - the options are endless. Not to mention proximity to Elbow River pathways & Repsol Centre, Safeway, yoga studios, boutique Fitness and more. Don't have a car? Not to worry, there's great transit access from here whether it's the bus routes connection on 4th Street (Route #3, 17 & 449) or the Elrton C-train station.

Discover a standout opportunity for homeownership in Missionâ€™one of Calgaryâ€™s most vibrant inner-city communities, home to the iconic Lilac Festival and a hub for foodies, fitness lovers, and boutique shoppers alike. This updated 2-bedroom, 2-bathroom condo has been thoughtfully updaed throughout the years with ellergy-free flooring in mind. Whether you're entertaining guests or simply enjoying a night in, the open-concept layout makes the most of the 1,147 sq.ft. of living space. At the heart of the home, the kitchen dazzles with eye-catching mini-herringbone marble tile backsplash, quartz countertops, stainless steel appliances and ample cabinetry and counter space for the serious home cooks. Flowing seamlessly into a spacious dining area and bright living room, youâ€™ll love the sliding glass patio doors that lead to your large Southeast cornder balcony with some downtown views and the elbow river



valleyâ€”perfect for your morning coffee or sunset wind-down. The king-sized primary bedroom includes a spacious closet with built-in organizers, and a full 4-piece ensuite bathroom. Other features of this unit include a spacious laundry "room" (8'8" x 7'2"), one assigned underground parking stall and out of suite storage. The complex offers an exercise room, communal outdoor terrace and private park-like setting that expands along the east side of the complex from 25th Ave to 26th Ave for quick access to the Elbow River and it's walking/cycle paths. You can walk to some of Calgary's best! This is one of Riverscape's coveted "01" units - book your private showing to experience why!

Built in 1984

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2229555          |
| Price          | \$459,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,147             |
| Acres          | 0.00              |
| Year Built     | 1984              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 601, 225 25 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 2V2               |

## Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Picnic Area, Secured Parking, Garbage Chute, Playground |
| Parking Spaces | 1                                                                                          |
| Parking        | Assigned, Stall, Underground                                                               |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator                                 |
| Heating           | Baseboard, Hot Water, Natural Gas                                                            |
| Cooling           | None                                                                                         |
| # of Stories      | 13                                                                                           |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Storage              |
| Roof              | Membrane, Asphalt             |
| Construction      | Brick, Concrete, Metal Siding |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 11              |
| Zoning         | M-H2            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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