

# \$475,000 - 1006, 225 25 Avenue Sw, Calgary

MLS® #A2186447

**\$475,000**

2 Bedroom, 2.00 Bathroom, 978 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Located in the sought-after Mission neighborhood, this nearly 1,000 sq ft luxury condo offers a perfect blend of bold, modern design and stunning river views. With unobstructed, panoramic vistas of the Elbow River, you can enjoy the tranquility of the water and city skyline without the worry of future development blocking your view. The condo is ideally situated between a heritage home and the river, ensuring your views are protected for years to come. Within walking distance to trendy shopping, riverside parks, restaurants, and schools, this location offers unmatched convenience. Plus, easy access to downtown and MacLeod Trail makes it the ideal spot for both work and leisure.

Inside, this condo boasts a striking modern aesthetic, featuring sharp black doors and light brown luxury vinyl plank flooring throughout, creating a bold contrast that adds warmth and sophistication. Pot lights highlight the spacious, open-concept living area, creating a welcoming atmosphere. The kitchen is the heart of the home, with standout features such as a waterfall edge over the peninsula, a sleek kitchen faucet with LED lighting that changes color to indicate water temperature, and a stunning mosaic backsplash that adds texture and visual interest. The brand-new LG appliance package, including a refrigerator, dishwasher, slide-in range, and microwave, is complemented by a high-quality chimney-style hood fan, bringing both style and practicality to



the space.

Adjacent to the kitchen, the dining area offers additional storage and a brand-new bar fridge, making it ideal for hosting guests. The custom-built walkthrough closet is another highlight, with ample space and integrated drawers and shelves to keep everything organized. Whether you love cooking, entertaining, or just appreciate fine design, every detail in this home has been thoughtfully considered.

The ensuite bathroom provides a spa-like retreat, featuring raised vaulted ceilings, an LED mirror, and double vessel sinks. A luxurious waterfall shower head completes the space, offering a tranquil experience.

The spacious primary bedroom is large enough to fit a king-sized bed and provides a peaceful sanctuary with plenty of natural light and river views.

This condo offers more than just a place to live; itâ€™s a statement of modern luxury with thoughtful design and high-end finishes. The building is part of a thriving, welcoming community, and future planned renovations are set to further increase its value (see building design plan package on the kitchen counter). Whether you're looking for your dream home or a savvy investment, this condo offers exceptional potential.

Donâ€™t miss the chance to own this remarkable property in one of Calgaryâ€™s most desirable neighborhoods. Schedule your viewing today and experience the perfect blend of style, comfort, and location. \*Please note: Only 1-2 cats are permitted per unit within the building, subject to board approval\*

Built in 1984

## Essential Information

MLS® #	A2186447
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

## Community Information

Address	1006, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

## Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Parking, Storage
Parking Spaces	1
Parking	Underground, Assigned

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Recessed Lighting, Track Lighting
Appliances	Bar Fridge, Dishwasher, Freezer, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Range
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	13

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

### **Additional Information**

Date Listed	January 15th, 2025
Days on Market	58
Zoning	M-H2

### **Listing Details**

Listing Office	Real Broker
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