$450,000 - 1106, 225 25 Avenue Sw, Calgary

MLS® #A2201744

$450,000
2 Bedroom, 2.00 Bathroom, 979 sqft
Residential on 0.00 Acres

Mission, Calgary, Alberta

Situated in the highly sought-after Mission neighborhood, this luxurious condo offers nearly 1,000 sq ft of sophisticated living space, complete with unobstructed, panoramic views of the Elbow River. With a heritage house positioned behind the building, situated between your balcony and the river, you can enjoy these breathtaking vistas without concern for future development blocking your view. Located just steps from vibrant shopping, riverside parks, trendy restaurants, and top-rated schools, this home offers unmatched convenience. With easy access to downtown and MacLeod Trail, itâ€™s perfectly positioned for both work and leisure.

Inside, the condo features a modern industrial chic design, highlighted by luxury vinyl plank flooring throughout and a level 5 flat ceiling, creating a clean and seamless flow. Pot lights throughout enhance the ambiance, illuminating the open-concept living space. The heart of the home is the kitchen, which boasts a brand-new LG appliance package, including a refrigerator, dishwasher, slide-in range and microwave. Stunning quartz countertops, custom microwave trim, under-cabinet lighting an, an eye-capturing chimney-style hood fan, and a statement brick backsplash with decorative pillars elevate the space. The two-tone cabinetry adds a contemporary touch, combining functionality with visual appeal.

Adjacent to the kitchen, the dining area offers additional storage, as well as a brand-new bar fridge, perfect for entertaining. The custom-built walkthrough closet is designed for ultimate organization, featuring integrated drawers and shelves. Whether you love to cook, appreciate fashion, or enjoy sophisticated design, every detail of this home has been thoughtfully curated.

The ensuite bathroom is a serene retreat, complete with vaulted ceilings and a sleek LED mirror that blends function and elegance. Double vessel sinks are paired with a luxurious waterfall shower head, creating a spa-like atmosphere. The spacious primary bedroom easily accommodates a king-sized bed, offering a peaceful sanctuary to relax and recharge after a busy day.

This condo isnâ€™t just a place to live; itâ€™s a statement of modern luxury and refined style. The building is home to a tight-knit, welcoming community, with future renovations planned to increase its value (refer to the design package on the kitchen counter for more details). For investors, this property presents a strong opportunityâ€”furnished units in the building that are rented out as medium-term rentals have been leasing for $4,000+ per month, offering excellent rental income potential.

Whether youâ€™re looking for your dream home or a smart investment, this condo represents an incredible opportunity in a prime Calgary location.

Donâ€™t miss the chance to call this stunning property your ownâ€”schedule your viewing today!

Please note: The building permits 1-2 cats per unit, subject to board approval. At this time,

the building is dog-free.

Built in 1984

Essential Information

MLS® #	A2201744
Price	$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1106, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S2V2

Amenities

Amenities	Bicycle Storage, Elevator(s), Picnic Area, Secured Parking, Garbage Chute
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Hot Water
Cooling	None
# of Stories	13

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	50
Zoning	M-H2

Listing Details

Listing Office	Real Broker

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