

# \$439,999 - 606, 225 25 Avenue Sw, Calgary

MLS® #A2243288

**\$439,999**

2 Bedroom, 1.00 Bathroom, 980 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Only one left! The sellers purchased seven units in this sought-after building to renovate and resell and this is the final one available. Don't miss your chance to own a beautifully renovated, nearly 1,000 sq ft condo in the heart of Mission. With building-wide renovations now officially underway, now's the perfect time to get in! This unique home blends timeless elegance with modern design, offering a rare opportunity to live in one of the city's most vibrant and walkable neighborhoods. This 2 bed, 2 bath home features a stunning kitchen with classic shaker cabinetry in crisp white and rich charcoal black - a sophisticated, enduring combination that pairs beautifully with quartz countertops and is elevated by a striking brick-tile backsplash that complements the decorative pillars also wrapped in matching brick tile. Thoughtful details like a sleek combo microwave hood fan add both functionality and polish. The open-concept layout is enhanced by luxury vinyl plank flooring, level 5 flat ceilings, and recessed pot lights, creating a seamless and refined aesthetic throughout. The spacious living area opens onto a large balcony with peek-a-boo views of the Elbow River, ideal for relaxing or entertaining. The primary suite comfortably fits a king-sized bed and includes a custom walkthrough closet and a serene ensuite with a single sink, LED mirror, and rainfall showerhead. Additional highlights include a new LG appliance package (with warranty), a bar fridge with built-in storage in



the dining area, and a wine rack, as well as a highly sought-after underground parking stall on P1 (super accessible) with a private storage locker directly behind it. Located between a heritage home and the river, your views are protected from future development. Just steps to scenic river pathways, trendy shops, restaurants, schools, and downtown, this home offers an unbeatable location in one of Calgary's most vibrant neighborhoods. This unit blends classic style, thoughtful upgrades, and everyday convenience - truly Mission living at its finest. \*Please note: Only 1-2 cats are permitted per unit within the building, subject to board approval\*

Built in 1984

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2243288          |
| Price          | \$439,999         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 980               |
| Acres          | 0.00              |
| Year Built     | 1984              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 606, 225 25 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 2V2               |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Picnic Area, Secured Parking, Snow Removal, Trash, Community Gardens, Garbage Chute, Service Elevator(s) |
| Parking Spaces | 1                                                                                                                                                      |
| Parking        | Underground                                                                                                                                            |

## Interior

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

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 28              |
| Zoning         | M-H2            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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