

# \$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

New price improvement!! Welcome to this one-of-a-kind, nearly 1,000 sq ft renovated condo in the heart of Mission, where timeless elegance meets modern design. 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, Community Gardens, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash, Garbage Chute, Picnic Area, 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	14
Zoning	M-H2

## Listing Details

Listing Office	URBAN-REALTY.ca
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