# \$478,888 - 905, 225 25 Avenue Sw, Calgary

MLS® #A2228208

### \$478,888

2 Bedroom, 2.00 Bathroom, 1,082 sqft Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to your dream home in one of Calgary's most vibrant and picturesque neighbourhoods - Mission. This rare and highly sought-after corner unit offers nearly 1,100 sq ft of elevated living space, with 2 bedrooms, 2 bathrooms, and breathtaking, unobstructed views of the Elbow River and city skyline that can be enjoyed off your massive wrap around balcony. Perfectly positioned between the building and a charming heritage home, your river views are protected from future development - offering peace of mind and lasting value.

This open-concept layout features luxury vinyl plank flooring, recessed pot lights, and a level 5 flat ceiling - the entire interior is practically brand new!

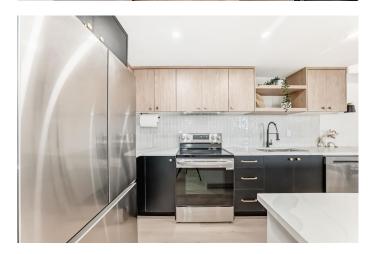
At the heart of the home is a stunning kitchen with a massive quartz island that seats four, three-tone custom cabinetry, a built-in hood fan, and a Tribeca tile backsplash with gold accents. A full brand-new LG stainless steel kitchen appliance package combines style, function and warranty!

The dining area is equally impressive, featuring additional custom built-in storage, a brand-new bar fridge, and tasteful wall sconces that offer a range of customizable light color settings - creating the perfect ambiance whether you're hosting or enjoying a quiet meal at home.

The primary suite is a true retreat, comfortably accommodating a king-sized bed, offering stunning city views, and complimented by an







eye-capturing textured feature wall. The ceiling fan not only adds visual warmth and elegance but also provides gentle, energy-efficient cooling to keep the room comfortable year-round. The custom walk-through features drawers, shelving, and hanging bars for ample, organized storage. The ensuite bathroom feels spa-like with raised vaulted ceilings, double vessel sinks, an LED backlit mirror with a de-fogging feature, and a luxurious rainfall shower head.

The second bedroom is spacious with double closets and built-ins throughout. The second full bath includes a deep soaker tub and sleek, modern finishes.

Take advantage of this ideal location - just steps from the Elbow River pathway, 4th Street's shops and cafes, parks, and schools. Quick access to downtown and MacLeod Trail completes the urban lifestyle. The Riverscape building is home to a friendly, established community and is poised for exciting enhancements that will elevate its appeal even further. A comprehensive renovation of the building's common spaces is planned, including a beautifully reimagined lobby, upgraded unit hallways, and refreshed shared areasâ€"designed to reflect the modern design seen within the suites and increase the property's long-term value. These updates are fully funded by the recent sale of a building asset, meaning they will not impact the reserve fund, which remains strong at over \$1.3 million. This provides owners with peace of mind, knowing the building is financially well-positioned for present and future needs. Building permits 1â€"2 cats per unit (upon approval) and no dogs. Don't miss out on this one!!

Built in 1984

#### **Essential Information**

MLS® # A2228208 Price \$478,888

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,082 Acres 0.00 Year Built 1984

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 905, 225 25 Avenue Sw

Subdivision Mission
City Calgary
County Calgary
Province Alberta
Postal Code T2S2V2

#### **Amenities**

Amenities Bicycle Storage, Community Gardens, Elevator(s), Fitness Center,

Garbage Chute, Picnic Area, Secured Parking, Snow Removal, Trash

Parking Spaces 1

Parking Underground

#### Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer

Heating Baseboard

Cooling None # of Stories 13

#### **Exterior**

Exterior Features Balcony

Construction Concrete

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 58

Zoning M-H2

# **Listing Details**

Listing Office URBAN-REALTY.ca

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