

# \$285,000 - 306, 305 25 Avenue Sw, Calgary

MLS® #A2201271

**\$285,000**

2 Bedroom, 1.00 Bathroom, 810 sqft  
Residential on 0.00 Acres

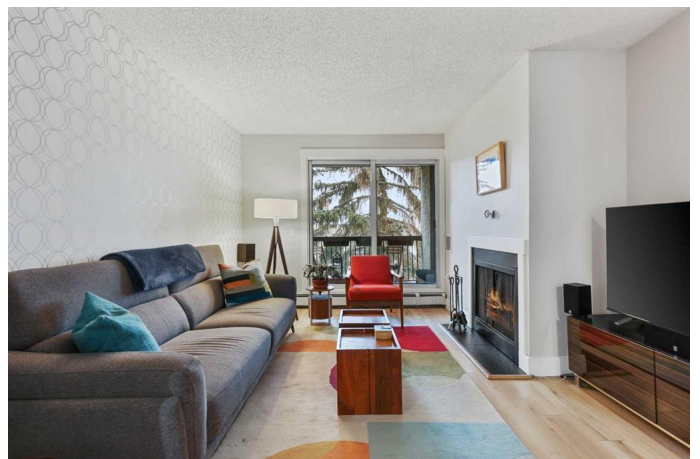
Mission, Calgary, Alberta

This is your opportunity to live in the trendy neighbourhood of Mission minutes away from downtown Calgary. Welcome to this exceptional 2-bedroom, 1-bathroom, top floor, corner unit featuring granite countertops and new stainless-steel appliances (electric range includes European Convection Oven and Air Fryer features). The unit is centered by an inviting living room with a gorgeous wood-burning fireplace. The well sized deck is extremely private with tree coverage while still allowing light to come through. This unit comes with in-suite laundry as well. With the bike path right out your front door, you can be on the Elbow River pathway system and Calgary bike paths and exploring the city in not time! With no neighbours above you, this quiet building will offer you the sanctuary you desire. The building also features secure heated underground parking and bicycle storage. Located steps from countless shops, restaurants, the Elbow River, Calgary Stampede Grounds, the Saddledome, public transit, parks and recreation facilities. Call your favourite Realtor for a private showing today.

Built in 1977

## Essential Information

MLS® #	A2201271
Price	\$285,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	810
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	306, 305 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0L3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s)
Parking Spaces	1
Parking	Underground, Assigned
# of Garages	1

### **Interior**

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas Starter
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel

Construction      Brick, Concrete, Stucco

### **Additional Information**

Date Listed      March 17th, 2025

Days on Market    20

Zoning            M-H2

### **Listing Details**

Listing Office      CIR Realty

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