

**104, 215 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2227959**



**\$275,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	726 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 549
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** 2 bar stools, Trolley

Great LOCATION ! This beautiful 2-bedroom, 1-bath condo in the heart of Mission is perfect for investors, single, couple or first-time buyers. Located on the main floor of a quiet, well-maintained concrete building, this unit features an open-concept layout with flat concrete ceilings, wood flooring, and a stylish kitchen which is very functional with an extended breakfast bar with seating. Enjoy an abundance of natural light from large windows and patio doors that lead to a private balcony. The spacious living and dining areas are perfect for entertaining, and both bedrooms are generously sized with ample storage. A modern 4-piece bath, in-suite laundry, and one assigned parking stall complete the package. Ideally located just steps to 4th Street, 17th Avenue, Stampede Park, Elbow River pathways, and public transit. Easy access to LRT, grocery stores, Macleod Trail & Elbow Drive. Condo fees include heat, water, sewer, insurance, professional management, reserve fund contributions, and more. This move-in ready unit offers unbeatable value in one of Calgary's most vibrant inner-city communities. Don't miss out—book your private showing today!