

# \$275,000 - 104, 215 25 Avenue Sw, Calgary

MLS® #A2227959

**\$275,000**

2 Bedroom, 1.00 Bathroom, 726 sqft

Residential on 0.00 Acres

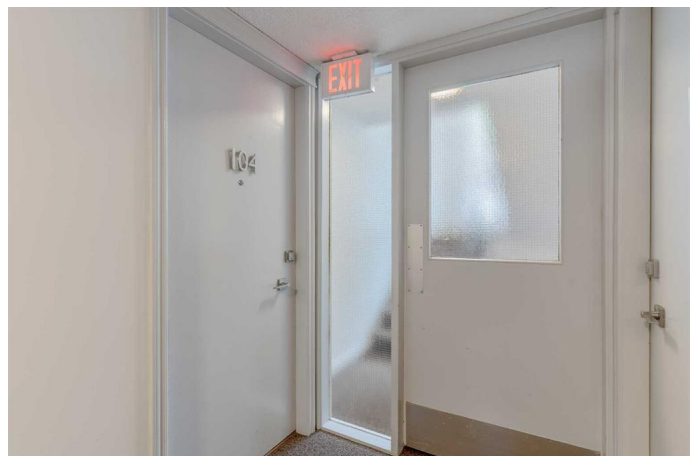
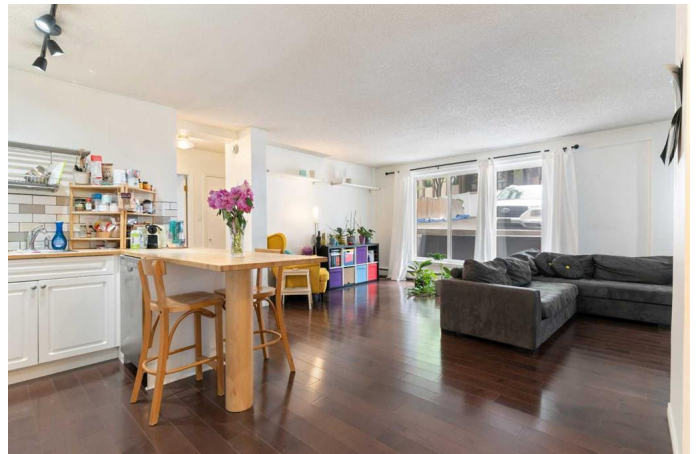
Mission, Calgary, Alberta

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!



Built in 1965

## Essential Information

MLS® #

A2227959

|                |                   |
|----------------|-------------------|
| Price          | \$275,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 726               |
| Acres          | 0.00              |
| Year Built     | 1965              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 104, 215 25 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S0L2                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking, Trash  |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer<br>Stacked, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 5th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 8    |
| Zoning         | M-H2 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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