

780-978-0157  
jenniferstudent@me.com

103, 225 25 Avenue SW  
Calgary, Alberta

MLS # A2174189



**\$278,500**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	672 sq.ft.	<b>Age:</b>	1984 (40 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt, Flat, Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage		
<b>Inclusions:</b>	None		

Check out this main floor one bedroom condo in the heart of the vibrant inner-city community of Mission! Perfect as an investment property, a home for the first-time buyer or for somebody looking to downsize. This unit boasts a good size bedroom with double closets, galley kitchen with granite countertops and stainless-steel appliances, a large living room and dining room, in-suite laundry room, 4-piece bathroom and a double main entrance coat closet for additional in suite storage. The living room has glass sliding door access that opens onto a large concrete patio with a high privacy fence. The unit also comes with an assigned parking stall with storage cage in the building's underground secured parkade. Offering an unmatched location near bicycle lanes, walking paths, Elbow River plus easy walking access to Calgary Transit (bus routes and Erleton C-Train station) and the Downtown Business Core as well as the many Shops, Restaurants and Nightlife peppered throughout Mission, the Beltline and along Uptown 17th Avenue. The list goes on and on. Cats ok with board approval, no dogs allowed. Amenities include Bluebox delivery system, Exercise Room, and Outdoor Terrace.