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302, 215 25 Avenue SW  
Calgary, Alberta

MLS # A2203001



**\$299,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Hardwood

**Sewer:** -

**Roof:** Tar/Gravel

**Condo Fee:** \$ 552

**Basement:** -

**LLD:** -

**Exterior:** Concrete

**Zoning:** M-H2

**Foundation:** -

**Utilities:** -

**Features:** Closet Organizers, No Smoking Home, Open Floorplan

**Inclusions:** N/A

LOCATION, LOCATION, LOCATION! Investors and first time buyers take note! This spacious 2 bedroom condo in Calgary's sought after Mission neighbourhood is a must to see! Nestled in a quiet concrete building on the third floor, this unit offers an inviting open concept layout with a modern, functional feel. The updated kitchen features rich cabinetry, ample storage, and plenty of counter space, seamlessly connecting to the dining and living areas which is perfect for entertaining. The bright and airy space is enhanced by rare new flat concrete ceilings which enhance the modern feel, wood flooring, great natural light, newer paint, and well maintained appliances with stainless steel stove. Step onto the balcony to enjoy serene northern views while scoping the neighbourhood for daily activities. The spacious dining area is ideal for intimate meals, while the generous sized living room offers plenty of space for relaxation or hosting guests. The primary bedroom includes a large closet, and a second spacious bedroom with ample storage is just down the hall, along with the convenience of In suite laundry. The elegantly finished 4 piece bathroom, complete with a storage ensures your space remains organized and clutter free. This condo is truly move in ready and also includes one assigned parking stall and loads of visitor parking. Ideally located just steps from the trendy shops and restaurants on 4th Street and 17th Avenue, as well as Stampede Park, this home offers the best of Mission's vibrant inner city lifestyle. Enjoy walking, cycling, or taking public transit to explore the city, with river pathways, groceries, an LRT station, and easy vehicle access via Elbow Drive Macleod Trail all within reach. The well managed building, featuring reasonable condo fees that includes heat is beautifully maintained extending to the Elbow River, makes this an exceptional

opportunity to own in one of Calgary's most desirable neighborhoods. Don't miss your chance to experience the ultimate urban lifestyle! A must to see, call today!