

# \$258,000 - 2, 314 25 Avenue Sw, Calgary

MLS® #A2199768

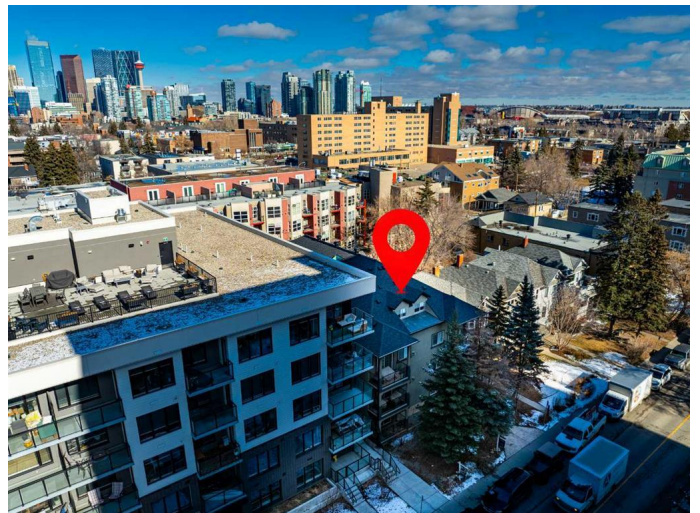
**\$258,000**

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Mission! This well-managed apartment complex is in the heart of Mission. This spacious and sunny 1 bed, 1 bath condo features a large living and dining area plus a spacious kitchen with plenty of storage. This unit is located on the main floor of a small, pet-friendly building with low condo fees which include heat and water. Additional features include secured parking and in-suite laundry access (laundry room is currently converted into a closet but can easily be reverted back). The unit is well-equipped with stainless steel appliances, granite countertops, and ample cabinet space. The previous owners placed the laundry facility in the basement storage area to optimize space in this lovely 1-bedroom condo. The oversized storage room offers plenty of space to store seasonal items while also serving as the laundry room (see images in the listing for further clarity). The location is a short walk to Safeway, Purple Perk, Earls Tin Palace, Mercato Mission Restaurant, and many other fantastic shops. This gem is perfect for those who love being close to the river and river pathways, Stanley Park, MNP Community and Sports Centre, and Stampede Grounds to watch a Calgary Flames game or enjoy the Calgary Stampede. There are several other social amenities for those who enjoy pubs, cafes, and a fabulous variety of Calgary's best restaurants. This condo is ideal for those who enjoy an urban lifestyle. This south-facing unit is bright, clean, and ready for its new owners. It is perfect for



first-time buyers or investors. Don't miss out on this great opportunity"book your showing today!

Built in 1976

### Essential Information

MLS® #	A2199768
Price	\$258,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2, 314 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0L4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, Stall, Covered, Electric Gate

### Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None

# of Stories            4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 7th, 2025
Days on Market	57
Zoning	DC

## Listing Details

Listing Office            Century 21 Bravo Realty

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