

# \$350,000 - 302, 305 25 Avenue Sw, Calgary

MLS® #A2212657

## \$350,000

2 Bedroom, 2.00 Bathroom, 1,263 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Open House! Saturday May 3rd from 1:00 pm to 3:30 pm. Sprawling, stylish, and set in one of Calgary's most walkable communities—welcome to Howsyth Court in Mission. At 1263 square feet, this isn't just an apartment; it's a statement. A true rarity in size and layout, offering two generous bedrooms, two full bathrooms (both with heated floors), and two balconies, including a south-facing retreat perfect for soaking up the sun. The kitchen steals the show, an expansive space with warm wooden countertops, a farmhouse sink, white shaker cabinets, soft white backsplash, and stainless steel appliances with sleek black hardware—all coming together in a timeless and on-trend design. The living room is equally grand, anchored by a wood-burning fireplace and opening onto that sun-drenched balcony. Need an actual dining room? You've got one—a full-sized space that could just as easily be a home office, a playroom, or a fitness studio. The primary bedroom is a sanctuary featuring a walk-in closet, an extra storage closet, private balcony access, and a three-piece ensuite. A second four-piece bath and in-unit laundry complete the thoughtful layout. This unit is the total package, freshly painted and complete with underground parking. And let's talk location—Mission is the beating heart of inner-city Calgary. Steps from 4th Street's best restaurants, cafés, and boutiques, moments from river pathways, Lindsay Park, and the Repsol Centre, and a



quick commute downtown. Urban living doesnâ€™t get better than this.

Built in 1977

**Essential Information**

MLS® #	A2212657
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,263
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	302, 305 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0L3

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Laundry, Snow Removal, Trash
Parking Spaces	1
Parking	Assigned, Underground

**Interior**

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stucco

### Additional Information

Date Listed	April 17th, 2025
Days on Market	17
Zoning	M-H2

### Listing Details

Listing Office	eXp Realty
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