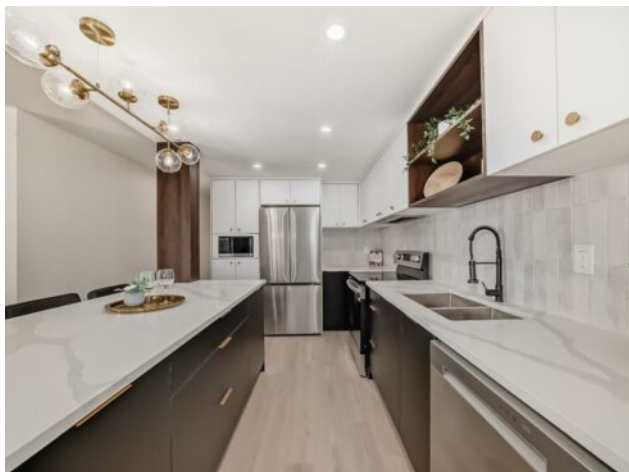


805, 225 25 Avenue SW
Calgary, Alberta

MLS # A2215476



\$479,999

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|-----------|------------------------------------|--------|-------------------|
| Division: | Mission | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,082 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-------------|------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 771 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |

Features: Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

Welcome to your dream home in one of Calgary's most vibrant and picturesque neighbourhoods - Mission. This rare and highly sought-after corner unit offers nearly 1,100 sq ft of elevated living space, with 2 bedrooms, 2 bathrooms, and breathtaking, unobstructed views of the Elbow River and city skyline that can be enjoyed off your massive wrap around balcony. Perfectly positioned between the building and a charming heritage home, your river views are protected from future development - offering peace of mind and lasting value. This open-concept layout features luxury vinyl plank flooring, recessed pot lights, and a level 5 flat ceiling - the entire interior is practically brand new! At the heart of the home is a stunning kitchen with a massive quartz island that seats four, two-tone custom cabinetry, a built-in hood fan, and a Tribeca tile backsplash with gold accents. A full brand-new LG stainless steel kitchen appliance package combines style, function and warranty! The dining area is equally impressive, featuring additional custom built-in storage, a brand-new bar fridge, and tasteful wall sconces that offer a range of customizable light color settings - creating the perfect ambiance whether you're hosting or enjoying a quiet meal at home. The primary suite is a true retreat, comfortably accommodating a king-sized bed, offering stunning city views, and complimented by an eye-capturing textured feature wall. A walnut ceiling fan not only adds visual warmth and elegance but also provides gentle, energy-efficient cooling to keep the room comfortable year-round. The custom walk-through features drawers, shelving, and hanging bars for ample, organized storage. The ensuite bathroom feels spa-like with raised vaulted ceilings, double vessel sinks, an LED backlit mirror with a de-fogging feature, and a luxurious rainfall shower head. The second bedroom is

spacious with double closets and built-ins throughout. The second full bath includes a deep soaker tub and sleek, modern finishes. Take advantage of this ideal location - just steps from the Elbow River pathway, 4th Street's shops and cafes, parks, and schools. Quick access to downtown and MacLeod Trail completes the urban lifestyle. The Riverscape building is home to a friendly, established community and is poised for exciting enhancements that will elevate its appeal even further. A comprehensive renovation of the building's common spaces is planned, including a beautifully reimagined lobby, upgraded unit hallways, and refreshed shared areas—designed to reflect the modern design seen within the suites and increase the property's long-term value. These updates are fully funded by the recent sale of a building asset, meaning they will not impact the reserve fund, which remains strong at over \$1.3 million. This provides owners with peace of mind, knowing the building is financially well-positioned for present and future needs. Building permits 1–2 cats per unit (upon approval) and no dogs. Don't miss out on this one!!