

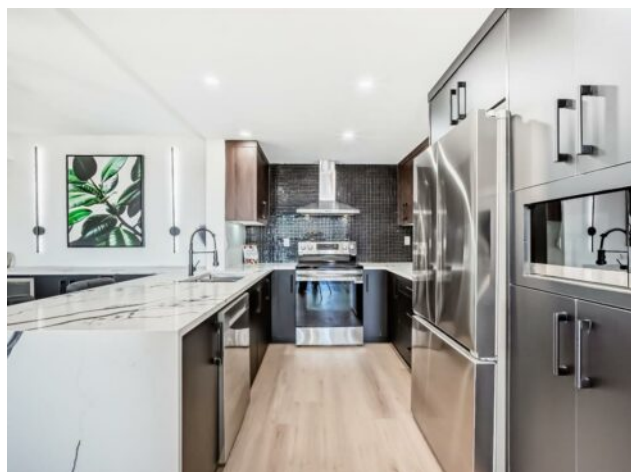


DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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ASSOCIATE

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1006, 225 25 Avenue SW
Calgary, Alberta

MLS # A2246594



\$443,888

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	978 sq.ft.	Age:	1984 (41 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 708
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

Inclusions: N/A

Unit directly above just sold for \$445,000 - now's the perfect time to get in as building renovations have officially commenced, and with a protected heritage home between you and the river, these stunning, unobstructed Elbow River views aren't going anywhere. What truly sets this opportunity apart is the building itself - incredibly well cared for with a fantastic, hands-on condo board that's passionate, proactive, and deeply invested in maintaining and enhancing the property. With over \$1.3 million in the reserve fund and a strong track record of staying ahead on maintenance and capital projects, this is a rare chance to buy into a building with real long-term stability and vision. This unit can also be sold fully furnished, making it a flexible option whether you're looking for a stylish personal residence or a turnkey investment - the furnishings are negotiable based on your needs. A comparable furnished unit in the building is rented, according to the owner, for never less than \$4,000 per month, offering excellent income potential if you decide not to move in yourself. Located in the vibrant and highly sought-after Mission neighborhood, this nearly 1,000 sq ft luxury condo offers a rare combination of modern design, natural beauty, and unbeatable convenience. Just steps from riverside parks, trendy restaurants, cafes, boutique shopping, and transit, everything you need is within walking distance - plus, there's easy access to downtown and MacLeod Trail. Inside, the 2-bedroom, 2-bathroom layout is designed with both style and comfort in mind. A striking contrast of black interior doors and light-toned luxury vinyl plank flooring sets the tone, with pot lights adding warmth and brightness throughout. The kitchen is a true showstopper, complete with a waterfall-edge peninsula, a smart LED-lit faucet that changes color with water temperature,

an eye-catching mosaic backsplash, and a full set of brand-new LG appliances including a slide-in range, fridge, microwave, and dishwasher. A premium chimney-style hood fan adds both elegance and function. The dining area includes additional built-in storage and a brand-new bar fridge — perfect for entertaining. The custom walkthrough closet offers well-designed organization with built-in drawers and shelves, while the spacious primary bedroom can easily accommodate a king-size bed and is flooded with natural light and peaceful river views. The ensuite bathroom feels like a private spa, featuring vaulted ceilings, an LED mirror, double vessel sinks, and a waterfall showerhead. Additional perks include secure underground parking and immediate possession available. Whether you're a business professional, downsizer, or investor, this unique home offers high-end finishes, unmatched views, and a prime location in a well-managed building already undergoing value-boosting improvements. This is a rare opportunity to own a one-of-a-kind, move-in-ready riverfront condo in one of Calgary's most desirable neighborhoods. *No dog building*