

# \$260,000 - 108, 305 25 Avenue Sw, Calgary

MLS® #A2201638

## \$260,000

2 Bedroom, 1.00 Bathroom, 788 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this well-maintained 2-bedroom, 1-bathroom condo in the highly sought-after Mission neighbourhood! Offering the perfect blend of urban convenience and natural beauty, this home is just steps from the river, surrounded by trendy shops, cafes, and top-rated restaurants, and only minutes from downtown Calgary. Located on the main floor, this unit features generous-sized bedrooms, granite countertops, and in-suite laundry for your convenience. But the true highlight? A cozy wood-burning fireplace—a rare and charming feature that makes this space feel like home. Enjoy the ease of secure underground parking, all while living in one of Calgary's most walkable and vibrant communities. Whether you're a first-time buyer or looking for an investment opportunity, this condo is a must-see.

Built in 1977

### Essential Information

MLS® #	A2201638
Price	\$260,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	788
Acres	0.00
Year Built	1977



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	108, 305 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0L3

### **Amenities**

Amenities	Bicycle Storage, Elevator(s), Trash, Coin Laundry
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stucco, Wood Frame, Brick

### **Additional Information**

Date Listed	March 14th, 2025
Days on Market	35
Zoning	M-H2

### **Listing Details**

Listing Office	Real Broker
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