

# \$443,888 - 1006, 225 25 Avenue Sw, Calgary

MLS® #A2246594

**\$443,888**

2 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Unit directly above just sold for \$445,000 - now it'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\*

Built in 1984

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2246594  |
| Price    | \$443,888 |
| Bedrooms | 2         |

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 978               |
| Acres          | 0.00              |
| Year Built     | 1984              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1006, 225 25 Avenue Sw |
| Subdivision | Mission                |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2S2V2                 |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Secured Parking, Snow Removal, Trash, Community Gardens, Garbage Chute, Service Elevator(s) |
| Parking Spaces | 1                                                                                                                                         |
| Parking        | Underground                                                                                                                               |

### Interior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                                                                                               |
| Heating           | Baseboard, Hot Water                                                                                                                                                                         |
| Cooling           | None                                                                                                                                                                                         |
| # of Stories      | 13                                                                                                                                                                                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 9                |
| Zoning         | M-H2             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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