

# \$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, Community Gardens, Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Service Elevator(s), Snow Removal, Trash
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	1
Zoning	M-H2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.