

# \$458,000 - 806, 225 25 Avenue Sw, Calgary

MLS® #A2200647

**\$458,000**

2 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

This beautifully updated 2-bedroom, 2-bathroom condo in Riverscape Condominiums has been thoughtfully redesigned with high-quality finishes and a modern, organic feel. Warm, neutral tones and natural textures create a stylish yet inviting living space.

The two-toned kitchen features sleek beige and oak colored cabinetry, quartz countertops, and a brand new LG stainless steel appliance package. Custom cabinetry extends into the dining area, offering additional storage, a convenient serving space, and a built-in bar fridge—perfect for entertaining.

Flooded with natural light, the south facing living area creates a warm and welcoming ambiance. The oak colored LVP flooring adds both style and durability, while LED lighting throughout enhances the modern, energy-efficient design.

The spacious primary suite includes a walk-through closet leading to an ensuite with a curbless shower and modern finishes. The second bedroom is bright and versatile, ideal as a guest room or home office. The main bathroom, located just off the second bedroom, reflects the same modern aesthetic and features a deep soaker tub for ultimate relaxation.

Located steps from the Elbow River and 4th



Streetâ€™s vibrant restaurants and cafes, this condo offers stunning river views from your home and south facing balcony. Move-in ready and beautifully finishedâ€™schedule your private showing today!

Built in 1984

### Essential Information

MLS® #	A2200647
Price	\$458,000
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	806, 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, Parking, Snow Removal
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Dry Bar, Elevator,
-------------------	--

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Appliances	Bar Fridge, Dishwasher, Freezer, Range, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	13

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	87
Zoning	M-H2

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.