

# \$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, Parking, Snow Removal, Garbage Chute
Parking Spaces	1
Parking	Assigned, Underground
# of Garages	1

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Dry Bar, Elevator,
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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	44
Zoning	M-H2

## Listing Details

Listing Office	Real Broker
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