

**806, 225 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240526**



**\$448,800**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mission                            |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 978 sq.ft.                         | <b>Age:</b>   | 1984 (41 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Assigned, Underground              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                 | <b>Condo Fee:</b> | \$ 702 |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete                   | <b>Zoning:</b>    | M-H2   |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |

**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)

**Inclusions:** N/A

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 Street’s vibrant restaurants and cafes, this condo offers stunning river views from your home and south facing balcony. Move-in ready and beautifully finished. Photos simply don’t do this one justice, book a showing to experience it in person.