

304, 215 25 Avenue SW
Calgary, Alberta

MLS # A2220239

\$299,900

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	1965 (60 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Outside, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 549
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This is a classic, urban concrete building in an unbeatable location. Quiet and affordable, this walk-up unit is only one and a half flights up, with over 700 square feet and 2 bedrooms. It is freshly painted, has beautiful wood flooring and provides in suite laundry with an assigned parking stall. The spacious layout has brand new flush mount lights and a south facing balcony to unwind in the evening, or to enjoy your morning coffee. Hallways of this building were recently updated and the property is in great shape. This is a wonderful urban location, steps to the Elbow River Promenade for your morning run (perhaps to the MNP Centre) or evening bike ride. Or walk to one of the many restaurants and pubs on 4th street, enjoy the Lilac Festival in spring, or head over to the Stampede grounds and the new Calgary Culture and Entertainment District. You are steps away from multiple retail locations on 17th avenue and have easy access to downtown whether you walk, bike or catch the train. Perfect for a first-time buyer or investor, it's tough to beat this price for such a large, high-quality 2-bedroom home.