



## 225 25 Avenue Calgary Alberta

\$450,000

Immediate possession available! Located in the sought-after Mission neighborhood, this nearly 1,000 sq ft luxury condo offers a perfect blend of bold, modern design and stunning river views. With unobstructed, panoramic vistas of the Elbow River, you can enjoy the tranquility of the water and city skyline without the worry of future development blocking your view. The condo is ideally situated between a heritage home and the river, ensuring your views are protected for years to come. Within walking distance to trendy shopping, riverside parks, restaurants, and schools, this location offers unmatched convenience. Plus, easy access to downtown and MacLeod Trail! Inside, this condo boasts a striking modern aesthetic, featuring sharp black doors and light brown luxury vinyl plank flooring throughout, creating a bold contrast that adds warmth and sophistication. Pot lights highlight the spacious, open-concept living area, creating a welcoming atmosphere. The kitchen is the heart of the home, with standout features such as a waterfall edge over the peninsula, a sleek kitchen faucet with LED lighting that changes color to indicate water temperature, and a stunning mosaic backsplash that adds texture and visual interest. The brand-new LG appliance package, including a refrigerator, dishwasher, slide-in range, and microwave, is complemented by a high-quality chimney-style hood fan, bringing both style and practicality to the space. Adjacent to the kitchen, the dining area offers additional storage and a brand-new bar fridge, making it ideal for hosting guests. The custom-built walkthrough closet is another highlight, with ample space and integrated drawers and shelves to keep everything organized. Whether you love cooking, entertaining, or just appreciate fine design, every detail in this home has been thoughtfully considered. The ensuite bathroom provides a spa-like retreat...

Primary Bedroom 11.17 Ft x 16.50 Ft

Other 6.50 Ft x 5.08 Ft

4pc Bathroom 7.75 Ft x 5.08 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 9.33 Ft x 12.67 Ft

Kitchen 11.92 Ft x 7.83 Ft

Other 12.42 Ft x 3.67 Ft

Laundry room 4.75 Ft x 6.58 Ft

Living room 16.50 Ft x 14.58 Ft

Dining room 10.42 Ft x 8.42 Ft

Other 6.00 Ft x 17.33 Ft

Listing Presented By:



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