

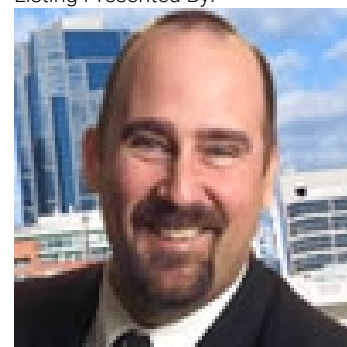


# 314 25 Avenue Calgary Alberta

\$900,000

Imagine living in an extraordinary penthouse in the heart of Mission, just steps away from restaurants, pubs, and shops on 4th Street, as well as the lively energy of 17th Ave. With Elbow River, the Roxboro & Erlton off-leash dog park, the MNP Community & Sport Centre, and the Calgary Stampede grounds nearby, every amenity is within reach. Spanning over 2,200 square feet, this exclusive top-floor residence features 16-foot peaked ceilings, skylights, and exposed wood beams, evoking the ambiance of a chic New York City loft. This property needs to be seen in-person to fully appreciate all that it has to offer. The modern kitchen is a chef's dream, with sleek Pedini(R) cabinetry, high-end Miele(R) and KitchenAid(R) appliances, and a show-stopping 13-foot marble island. Perfect for gatherings of any scale, the space is complemented by a 14-person dining table, ready to host both intimate dinners and lively celebrations. This beautiful home includes three spacious bedrooms and two luxurious bathrooms, blending sophistication with comfort. The expansive living room, warmed by a three-sided gas fireplace and enhanced with built-in speakers, offers an ideal setting for both relaxation and entertaining. Additional features include a secondary entrance with a mudroom, a well-appointed laundry room with Samsung(R) appliances and a built-in ironing board, and four generous in-suite storage rooms. Elegant herringbone LVP flooring and premium Kohler(R) fixtures complete the upscale look. Step onto your private, enclosed deck, outfitted with a gas line, electric heater, and Sunbrella(R) privacy curtains--perfect for morning coffee or evening cocktails in your own urban sanctuary. Freshly painted in March 2024, with a new roof and spray foam insulation updated in 2023, this residence is as pristine as it is stylish. The condo includes secure, gated carport parking and a secured pedest...

Listing Presented By:



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### RE/MAX Realty Professionals

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4pc Bathroom 7.92 Ft x 4.92 Ft  
 5pc Bathroom 9.08 Ft x 9.17 Ft  
 Bedroom 18.33 Ft x 14.25 Ft  
 Other 5.92 Ft x 7.50 Ft  
 Dining room 16.92 Ft x 11.67 Ft  
 Kitchen 14.42 Ft x 21.08 Ft

Living room 16.75 Ft x 15.67 Ft  
 Bedroom 11.42 Ft x 10.92 Ft  
 Primary Bedroom 16.42 Ft x 11.92 Ft  
 Storage 9.17 Ft x 4.92 Ft  
 Storage 9.92 Ft x 4.92 Ft  
 Other 10.58 Ft x 4.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Laundry room 11.42 Ft x 5.08 Ft