

**109, 130 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212294**



**\$299,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your perfect urban retreat in the heart of Mission, one of Calgary's most vibrant and walkable communities. This charming 2-bedroom, 1-bathroom condo offers the ideal blend of city living and natural beauty, just steps from the Elbow River and its scenic walking pathways. Enjoy the convenience of being within walking distance to the trendy restaurants, cafes, bars, and boutique shops of 4th Street, with the Stampede Grounds and downtown offices just minutes away—making your daily commute and lifestyle seamless. The unit features a bright and functional layout with a southeast-facing patio that captures the evening sunlight, perfect for relaxing after a busy day. Inside, you'll find in-suite laundry for added convenience, along with a renovated interior that suits both first-time buyers and savvy investors. The building is pet-friendly and includes an assigned underground parking spot for added security and comfort. Whether you're a young professional looking for a central location or seeking a solid investment opportunity, this condo checks all the boxes. Don't miss your chance to live in one of Calgary's most sought-after neighbourhoods.