

**203, 130 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2212396**



**\$325,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 513
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to #203, 130 25 Avenue SW — a bright, 2-bedroom corner unit in the heart of Mission, where river paths, 4th Street energy, and the best of inner-city living are all right outside your door. Whether you're grabbing a coffee, biking along the Elbow, or dining at one of the many incredible local restaurants, this location seriously delivers. Inside, this stylish home offers a smart layout with wide-plank flooring, large windows, and a bright, open feel that's both welcoming and well-designed. The kitchen is a total standout — featuring quartz countertops, an abundance of sleek cabinetry, a contemporary tile backsplash, and stainless steel appliances, including a new fridge and dishwasher (2024). It opens beautifully into a spacious dining and living area with charming built-ins, a cozy electric fireplace, and plenty of room to stretch out or entertain. The primary bedroom is generously sized and includes an impressive walk-in closet. The second bedroom is equally spacious and ideal as a home office, guest room, or flex space — perfect for a young professional or anyone working hybrid. You'll also appreciate the convenient front hall closet and in-suite laundry. But what really sets this one apart? That massive private balcony — the biggest in the complex. It's a true extension of your living space. Think morning coffee, summer hangs, or an urban garden oasis. There's more than enough room for lounging, dining, entertaining, and soaking up the sun. Outdoor space like this is a rare find in this price range. The Vineyards is a quiet, well-managed, and pet-friendly building (with board approval). You'll also have access to underground parking and secured bike storage for added peace of mind. And being in Mission? You're steps from everything: cafés, cocktail bars, great eats,

groceries, the Repsol Centre, river pathways, transit, and downtown. Whether you're a first-time buyer, an investor, or just looking to level up your space, this one is all about location, layout, and low-maintenance inner-city living.