

# \$260,000 - 108, 305 25 Avenue Sw, Calgary

MLS® #A2201638

## \$260,000

2 Bedroom, 1.00 Bathroom, 788 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to this well-maintained 2-bedroom, 1-bathroom condo in the highly sought-after Mission neighbourhood! Offering the perfect blend of urban convenience and natural beauty, this home is just steps from the river, surrounded by trendy shops, cafes, and top-rated restaurants, and only minutes from downtown Calgary. Located on the main floor, this unit features generous-sized bedrooms, granite countertops, and in-suite laundry for your convenience. But the true highlight? A cozy wood-burning fireplace—a rare and charming feature that makes this space feel like home. Enjoy the ease of secure underground parking, all while living in one of Calgary’s most walkable and vibrant communities. Whether you're a first-time buyer or looking for an investment opportunity, this condo is a must-see.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201638  |
| Price          | \$260,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 788       |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 108, 305 25 Avenue Sw |
| Subdivision | Mission               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2S 0L3               |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Trash, Coin Laundry |
| Parking Spaces | 1                                                 |
| Parking        | Underground                                       |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home                                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                         |
| Cooling           | None                                                                              |
| Fireplace         | Yes                                                                               |
| # of Fireplaces   | 1                                                                                 |
| Fireplaces        | Living Room, Mantle, Wood Burning                                                 |
| # of Stories      | 3                                                                                 |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Construction      | Brick, Stucco, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 38               |
| Zoning         | M-H2             |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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