

# \$299,900 - 304, 215 25 Avenue Sw, Calgary

MLS® #A2220239

**\$299,900**

2 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

This is a classic, urban concrete building in an unbeatable location. Quiet and affordable, this walk-up unit is only one and a half flights up, with over 700 square feet and 2 bedrooms. It is freshly painted, has beautiful wood flooring and provides in suite laundry with an assigned parking stall. The spacious layout has brand new flush mount lights and a south facing balcony to unwind in the evening, or to enjoy your morning coffee. Hallways of this building were recently updated and the property is in great shape. This is a wonderful urban location, steps to the Elbow River Promenade for your morning run (perhaps to the MNP Centre) or evening bike ride. Or walk to one of the many restaurants and pubs on 4th street, enjoy the Lilac Festival in spring, or head over to the Stampede grounds and the new Calgary Culture and Entertainment District. You are steps away from multiple retail locations on 17th avenue and have easy access to downtown whether you walk, bike or catch the train. Perfect for a first-time buyer or investor, it's tough to beat this price for such a large, high-quality 2-bedroom home.

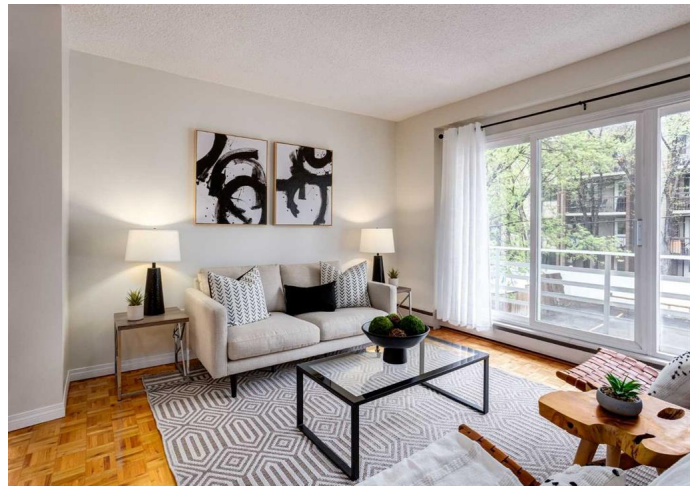
Built in 1965

## Essential Information

MLS® # A2220239

Price \$299,900

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 215 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S0L2

### Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Off Street, Stall, Outside, Plug-In

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplaces	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete, Wood Siding

### Additional Information

Date Listed	May 14th, 2025
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Days on Market	3
Zoning	M-H2

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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