

# \$299,000 - 204, 215 25 Avenue Sw, Calgary

MLS® #A2234698

**\$299,000**

2 Bedroom, 1.00 Bathroom, 736 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

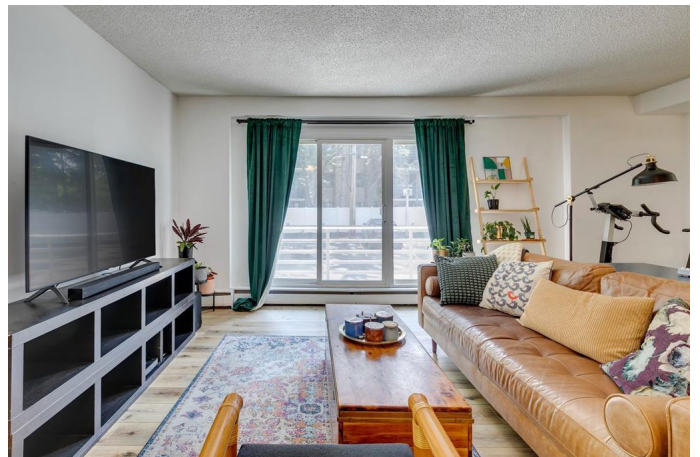
Welcome to this classic, urban concrete walk-up in one of Calgary's most sought-after locations. Quiet, affordable, and full of character, this freshly updated 2-bedroom unit offers over 700 sq ft of comfortable living space, ideal for first-time buyers or savvy investors.

Step inside to discover updated beautiful vinyl plank flooring, fresh kitchen paint, and in-suite laundry—all designed to make everyday living easy. The spacious layout is complemented by a sunny south-facing balcony, perfect for your morning coffee or a relaxing evening glass of wine. There is even a new stove, washer and dryer (2025).

This well-maintained building has recently updated common areas, and the unit comes with an assigned designated parking stall for added convenience.

Enjoy unparalleled walkability: steps from the scenic Elbow River pathways, MNP Centre, and the bustling shops and dining of 4th Street and 17th Avenue. Explore the Stampede Grounds, soak in the energy of the Lilac Festival, or head downtown with ease—on foot, by bike, or on the CTrain.

With its unbeatable location, generous floor plan, and appealing price point, this home offers incredible value in Calgary's thriving Mission community.



Built in 1965

**Essential Information**

MLS® #	A2234698
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	736
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	204, 215 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0L2

**Amenities**

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

**Exterior**

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

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	3
Zoning	M-H2

**Listing Details**

Listing Office	CIR Realty
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