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7E, 133 25 Avenue SW  
Calgary, Alberta

MLS # A2224842



**\$435,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission                            |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,033 sq.ft.                       | Age:   | 1976 (49 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | Hot Water, Natural Gas  | Water:     | -      |
| Floors:     | Ceramic Tile, Laminate  | Sewer:     | -      |
| Roof:       | Membrane  | Condo Fee: | \$ 697 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Brick, Stucco   | Zoning:    | M-H2   |
| Foundation: | -   | Utilities: | -      |
| Features:   | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s) |            |        |

Inclusions: N/A

Prime Location in Mission &dash; Stylishly Renovated Condo in a Boutique Building Discover this beautifully updated two-bedroom, two-bathroom condo in a well-maintained, boutique-style building in the heart of Mission. This exceptionally clean and well-managed property has seen numerous upgrades over the years, including a modernized elevator, updated fire monitoring system, new roof, and replacement of east- and west-facing windows. Inside, the condo features stylish laminate flooring, sleek quartz countertops, stainless steel appliances, and an impressively large walk-in pantry &dash; a rare find in apartment living. Both bedrooms are generously sized, and the highlight of the unit is a massive 32' x 7' south-facing balcony with two convenient access points, perfect for relaxing or entertaining. Additional highlights include: One underground parking stall with storage locker A welcoming social room on the main floor Nine off-street visitor parking stalls &dash; a true bonus in this central location Enjoy unparalleled convenience just steps from the vibrant dining of 4th Street, scenic river pathways, and the lively energy of 17th Avenue. A pleasure to show &dash; don't miss this exceptional opportunity!