10, 210 25 Avenue SW
Calgary, Alberta

MLS # A2206454

$399,900

Division:	Mission
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	956 sq.ft.	**Age:**	1978 (47 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Gated, Parkade, Parking Pad, See Remarks, Titled
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Membrane	**Condo Fee:**	$ 711
Basement:	-	**LLD:**	-
Exterior:	Brick, Concrete, Wood Frame	**Zoning:**	DC
Foundation:	-	**Utilities:**	-

Features:	Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Inclusions:	None

Incredible value within this spacious two-bedroom condominium in the heart of Mission. Recently updated, this home boasts a bright, open floor plan featuring a very large main living area, open kitchen, and large dining area. Also, there are two good-size bedrooms, including the primary with a spacious closet and upgraded 3-pce ensuite bathroom. This home also features an upgraded main 3-pce bathroom and an in-suite laundry closet. An incredibly rare feature is the 'double wide' balcony which overlooks a city park with community garden. This lovely home also comes with a view of downtown and the Calgary Tower. There are two parking stalls included. One is a covered stall with gated access. The other is an outdoor stall. Other benefits include hardwood and tile floors, brand new bathroom fixtures, and fresh paint throughout. Interior French doors, new lighting, separate storage cage, a short walk to Mission District, boasting restaurants, shops and more, downtown core, Stampede Park and Lindsay Aquatic Center. C-Train and city transit close by. This home is ideal for first time buyers or for somebody looking for a great inner-city rental that comes with two parking stalls!! Quick possession is available.