

203, 215 25 Avenue SW
Calgary, Alberta

MLS # A2178291



\$229,000

Division:	Mission		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	566 sq.ft.	Age:	1965 (59 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Hot Water	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: none

Welcome to "Mission Bridge Place" and this charming and sunny one bedroom suite. It's a great starter home or investment property. There are lots of great features including: low condo fees (\$399 .67), insuite laundry, south balcony, designated parking and a bright and sunny SW corner position in the building. Solid concrete construction so low noise transmission between floors. No PTC. This suite is on the quiet rear side of the building. Bright and open plan with 566 square feet. No carpet; hardwood floors run throughout the suite. Large and flexible living space; large enough to hold a seating area plus a work space. Dining room with designer light. Bright kitchen with large west window above the sink, white cabinetry, dishwasher and a half-wall for privacy. The bedroom has a large window, double-closet plus a custom-built storage unit with drawers and cabinets to make the best use of the space. Bright 4-piece bathroom with designer-tile tub-shower combination and storage in the vanity. Stacked washer and dryer. Also a double entry closet and a storage closet (linen etc). Assigned parking stall #5 with plug in. The parkade is fully fenced with recycling and compost. No rear alley behind the building so enhanced security. No dogs but cats OK with board permission. Mission is the most exciting inner-city neighbourhood in Calgary, adjacent to the 4th Street Village with endless amenities, services and fun. Fantastic "Walkscore" of 86...means most errands can be completed on foot. Also close to river pathways (9kms for walking, running and biking), MNP sports centre and just a few blocks to LRT transit. Vacant for fast possession. Don't miss this great opportunity!