

**1203, 225 25 Avenue SW**  
**Calgary, Alberta**
**MLS # A2188286**

**\$479,000**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Secured, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 702
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Step into refined inner-city living with this beautifully redesigned 2-bedroom, 2-bathroom home perched on the 12th floor of the sought-after Riverscape Condominiums. Offering nearly 1,000 sq. ft. of curated living space, this residence captures sweeping 180° downtown skyline views from an expansive 18-foot balcony, while showcasing elegant design, high-end finishes, and the best of Mission living. Inside, the bright, open-concept layout is anchored by warm, organic tones, luxury wide plank oak flooring, and abundant natural light from the large windows. The modern kitchen is both functional and stylish, featuring granite countertops and custom built-ins, creating the perfect setting for hosting and everyday living. The spacious living room flows effortlessly to your private balcony, offering an unbeatable outdoor extension of your living space with breathtaking views of Calgary's skyline. The primary suite is a tranquil retreat with double closets and a spa-inspired ensuite featuring slate tilework, and designer lighting. The second bedroom is flexible and functional—ideal as a guest room, home office, or den—with a built-in Murphy bed for added versatility. A stylish 4-piece main bathroom with a deep soaker tub completes the home's layout. Additional highlights include custom cabinetry and storage solutions throughout, luxury lighting, a dedicated in-suite laundry and storage room, and underground heated parking with an additional storage locker. Riverscape residents enjoy access to a fitness center and landscaped courtyard gardens, and benefit from professional management and a strong reserve fund. Located just steps from the Elbow River pathway, 4th Street's vibrant shops and restaurants, Repsol Centre, Stampede Park, and downtown, this is a rare opportunity to own a stylishly upgraded, move-in-ready home in

one of Calgary’s most dynamic and walkable communities.