

# \$459,999 - 7d, 133 25 Avenue Sw, Calgary

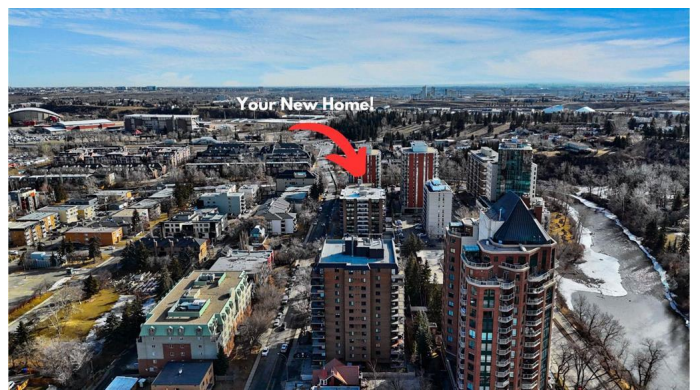
MLS® #A2199701

**\$459,999**

2 Bedroom, 2.00 Bathroom, 1,202 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Experience modern luxury in this exceptional 2-bedroom, 2-bathroom corner unit, offering over 1,200 sq. ft. of beautifully renovated living space. Bathed in natural light, this home is designed for those who appreciate the finer things in life. The gourmet kitchen is a true highlight, featuring sleek quartz countertops, a matching striking quartz backsplash, brand-new stainless steel appliances, and a stylish LED faucet. The timeless shaker-style cabinets provide ample storage space, making it as functional as it is beautiful. The spacious peninsula is perfect for casual dining and entertaining, seamlessly blending elegance and practicality. Adjacent to the kitchen, the dining room is complemented by a brand-new bar fridge and additional storage, with the perfect touch of wall sconces adding a warm, inviting atmosphere to the space. The master suite serves as a private sanctuary, complete with double sinks, an elegant ensuite with LED de-fogging mirrors, and a generous walk-in closet. The room is further enhanced by beautiful picture moulding, adding an extra layer of detail and sophistication to the space. Step out onto your private balcony for a peaceful morning coffee while enjoying the beautiful surroundings. The second bedroom is versatile, perfect for use as a guest room, home office, or anything else you envision. Additional highlights of this unit include flat ceilings, two balconies, and an abundance of storage space throughout, ensuring comfort and convenience at every turn. The building



itself fosters a strong sense of community, with passionate caretakers who take great pride in maintaining the property to the highest standards. It's a place where residents feel at home, cared for, and connected. This unit also comes with an underground parking stall, with the option to add a storage unit at the back of the parking spot for even more convenience. Plus, the building offers visitor parking, a huge perk for hosting guests in the inner city. Located in one of Calgary's most sought-after neighbourhoods, you'll be steps away from the trendy 4th Street district, the scenic Elbow River, Repsol Centre, and Stampede Park. The building has seen recent upgrades, including new windows, an updated elevator, and enhanced security systems, backed by a well-maintained reserve fund for long-term stability. This is a fantastic opportunity to live in a stylish, well-maintained building in the heart of the city!

Built in 1976

### Essential Information

MLS® #	A2199701
Price	\$459,999
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,202
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	7d, 133 25 Avenue Sw
Subdivision	Mission

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K8

### **Amenities**

Amenities	Elevator(s), Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner, Range
Heating	Hot Water
Cooling	Window Unit(s)
# of Stories	9

### **Exterior**

Exterior Features	Balcony
Construction	Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	7
Zoning	M-H2

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.