

# \$325,000 - 407, 130 25 Avenue Sw, Calgary

MLS® #A2207463

**\$325,000**

2 Bedroom, 2.00 Bathroom, 906 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

Exceptional Top Floor 2 bedroom, 2 bath condo in Mission with gorgeous city skyline views! Welcome to the Vineyards and this bright & airy home that has been beautifully updated to include brand new quartz kitchen countertops, tile backsplash and new stainless-steel appliances. You will love the maintenance free vinyl plank flooring that flows throughout the entire home. Enjoy one of the largest condos in the building, with the dining room open to the living room that includes patio doors to a spacious balcony with downtown views on the quiet side of the building. The large primary bedroom includes a 4-piece ensuite and a nice walk-through closet. The second bedroom is equal in size to the primary and is separated by the living room which offers additional privacy. Bedroom 2 is also adjacent to another 4-piece bathroom. The in-suite laundry room includes a brand-new washer and dryer. This well managed property includes reasonable condo fees and secure, heated underground parking. Freshly painted throughout, this home is vacant, updated and ready to move in. A great central location within easy walking distance to the shops and restaurants of 4th street, river walking/bike paths, Talisman centre, the LRT and more.

Built in 1981

## Essential Information



MLS® #	A2207463
Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	407, 130 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K9

### **Amenities**

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### **Exterior**

Exterior Features	None
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed	April 3rd, 2025
-------------	-----------------

Days on Market 1  
Zoning DC

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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.