

# \$479,000 - 1203, 225 25 Avenue Sw, Calgary

MLS® #A2188286

**\$479,000**

2 Bedroom, 2.00 Bathroom, 970 sqft  
Residential on 0.00 Acres

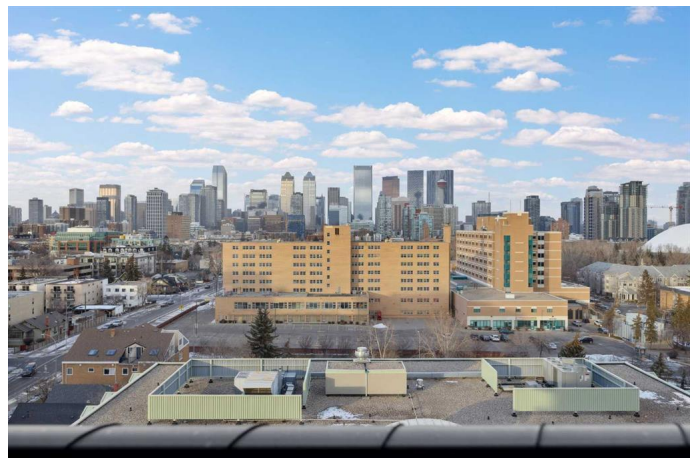
Mission, Calgary, Alberta

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 Streetâ€™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 Calgaryâ€™s most dynamic and walkable communities.

Built in 1984

**Essential Information**

MLS® #	A2188286
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.00
Year Built	1984
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

**Community Information**

Address	1203, 225 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2V2

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Assigned, Secured, Stall, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range, Garage Control(s)
Heating	Baseboard
Cooling	None
# of Stories	12

### Exterior

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### Additional Information

Date Listed	January 22nd, 2025
Days on Market	115
Zoning	M-H2

### Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.