

# \$469,900 - 1305 (ph5), 225 25 Avenue Sw, Calgary

MLS® #A2252359

**\$469,900**

2 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.00 Acres

Mission, Calgary, Alberta

Welcome to Penthouse 5 at Riverscape Condominiums—a rare top-floor corner unit in the heart of Mission. This 2-bedroom, 2-bath home offers 1,072 sq.ft. of stylish, allergy-conscious living with thoughtful updates throughout. The modern kitchen features sleek white cabinetry, quartz countertops, stainless steel appliances (including wall oven, cooktop, and built-in microwave), and abundant storage for the avid home cook. An open-concept living and dining area flows seamlessly to your large southwest balcony with sweeping downtown and Elbow River valley views—the perfect spot for morning coffee or evening sunsets. The king-sized primary suite (14'0" x 11'0") boasts a walk-through closet and 4-piece ensuite, while the spacious second bedroom (11'6" x 10'4") rivals most primaries in newer builds. A full second bath, plus a surprisingly large laundry room (8'6" x 5'1"), add to the everyday convenience. Additional features include one assigned underground parking stall, out-of-suite storage, and allergy-conscious flooring throughout. Residents enjoy a fitness room, outdoor terrace, and beautifully landscaped grounds with direct access to the Elbow River pathways. Step outside and immerse yourself in Mission's vibrant lifestyle—grab your morning latte at Purple Perk, enjoy brunch at OEB Breakfast Co. or Boulangerie, and wind down over dinner at My Little Italia or Bodega by Sabor. With 4th



Street and 17th Avenue just minutes away, youâ€™ll find endless caf s, restaurants, boutique shops, and fitness studios at your doorstep, plus easy transit and C-Train connections nearby - bus route #3, 17 & 449 and Elrton C-train station by the Stampede grounds. Discover penthouse living in one of Calgaryâ€™s most iconic inner-city communities. Donâ€™t miss this exceptional opportunity in Mission.

Built in 1984

**Essential Information**

|                |             |
|----------------|-------------|
| MLS  #         | A2252359    |
| Price          | \$469,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,072       |
| Acres          | 0.00        |
| Year Built     | 1984        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1305 (ph5), 225 25 Avenue Sw |
| Subdivision | Mission                      |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2S 2V2                      |

**Amenities**

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Garbage Chute, Park, Picnic Area, Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                                                                                                |
| Parking        | Assigned, Stall, Underground                                                                                     |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Dry Bar, Open Floorplan, Quartz Counters, Storage, Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Boiler, Hot Water, Natural Gas                                             |
| Cooling           | None                                                                                  |
| # of Stories      | 13                                                                                    |

## Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Balcony, Storage              |
| Roof              | Asphalt, Membrane             |
| Construction      | Brick, Concrete, Metal Siding |
| Foundation        | Poured Concrete               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 37                |
| Zoning         | M-H2              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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