

\$350,000 - 302, 305 25 Avenue Sw, Calgary

MLS® #A2212657

\$350,000

2 Bedroom, 2.00 Bathroom, 1,263 sqft
Residential on 0.00 Acres

Mission, Calgary, Alberta

Open House! Saturday May 3rd from 1:00 pm to 3:30 pm. Sprawling, stylish, and set in one of Calgary's most walkable communities—welcome to Howsyth Court in Mission. At 1263 square feet, this isn't just an apartment; it's a statement. A true rarity in size and layout, offering two generous bedrooms, two full bathrooms (both with heated floors), and two balconies, including a south-facing retreat perfect for soaking up the sun. The kitchen steals the show, an expansive space with warm wooden countertops, a farmhouse sink, white shaker cabinets, soft white backsplash, and stainless steel appliances with sleek black hardware—all coming together in a timeless and on-trend design. The living room is equally grand, anchored by a wood-burning fireplace and opening onto that sun-drenched balcony. Need an actual dining room? You've got one—a full-sized space that could just as easily be a home office, a playroom, or a fitness studio. The primary bedroom is a sanctuary featuring a walk-in closet, an extra storage closet, private balcony access, and a three-piece ensuite. A second four-piece bath and in-unit laundry complete the thoughtful layout. This unit is the total package, freshly painted and complete with underground parking. And let's talk location—Mission is the beating heart of inner-city Calgary. Steps from 4th Street's best restaurants, cafés, and boutiques, moments from river pathways, Lindsay Park, and the Repsol Centre, and a



quick commute downtown. Urban living
doesn't get better than this.

Built in 1977

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2212657 |
| Price | \$350,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,263 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 302, 305 25 Avenue Sw |
| Subdivision | Mission |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2S 0L3 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Snow Removal, Trash, Laundry |
| Parking Spaces | 1 |
| Parking | Assigned, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Wall/Window Air Conditioner |
| Heating | Baseboard |
| Cooling | None |

| | |
|-----------------|--------------|
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| # of Stories | 3 |

Exterior

| | |
|-------------------|-------------------------|
| Exterior Features | Balcony |
| Construction | Brick, Concrete, Stucco |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 14 |
| Zoning | M-H2 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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