

# \$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), Laundry, Snow Removal, Trash
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, Window Coverings
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	16
Zoning	M-H2

### Listing Details

Listing Office	eXp Realty
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