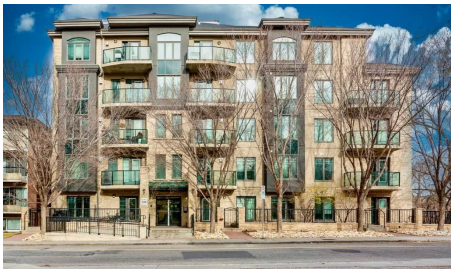
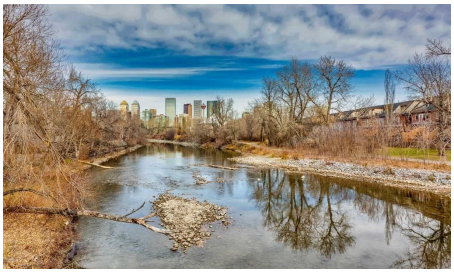
401 108 25 Avenue SW

Calgary | Active | MLS® A2356702

$375,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2009**	**900.99 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Discover refined riverside living at La Rive in Mission, one of Calgary's most sought-after neighbourhoods. Set along the picturesque Elbow River, this two-bedroom, two-bathroom corner end unit pairs a thoughtful layout with inviting interiors in an all-concrete building.

Nine-foot ceilings and oversized windows create a bright, airy atmosphere, while the south-facing balcony offers treetop views and glimpses of the river-a peaceful setting for morning coffee or an evening retreat. The open-concept living area features a welcoming gas fireplace, with upgraded blinds providing privacy and light control. The spacious kitchen showcases espresso maple cabinetry, stainless steel appliances and granite countertops, complemented by a dedicated dining area and a versatile office nook. A generous walk-in storage area with in-suite laundry adds everyday convenience.

Positioned on opposite sides of the living space, the two bedrooms offer excellent privacy, ample closet space and large windows. Two bathrooms further enhance the home's comfortable, functional layout.

Additional features include a titled parking stall in the heated underground parkade, designated visitor parking and a car-wash bay. This pet-friendly community is supported by a proactive condominium board.

Enjoy easy access to Mission's cafés, restaurants and boutiques, along with the Elbow River pathway system for walking, running and cycling. Nearby transit, Stampede Park and recreation facilities complete this exceptional inner-city location.

Experience the comfort, convenience and riverside appeal of life at La Rive.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356702
Bedrooms	2
Bathrooms	2
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Apartment-Single Level Unit
Total Living Area:	900.99 sq. ft.
Main Level Finished Area:	900.99 sq. ft.
Condo Fee:	$696.65
Condo Fee Includes:	Common Area Maintenance, Heat, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	4
Stories Total:	5
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0914544
Heating:	Baseboard
New Constr.:	No
Construction Material:	Mixed, Stone, Stucco
Structure Type:	High Rise (5+ stories)

Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	La Rive
Community:	Mission
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NA
Restrictions:	Restrictive Covenant
Pets Allowed:	Restrictions
Main Floor	Kitchen · 16'7" × 9'4" ·
Main Floor	Dining Room · 12'9" × 8'3" ·
Main Floor	Living Room · 13'7" × 11'2" ·
Main Floor	Laundry · 5'11" × 5'8" ·
Main Floor	Balcony · 11'2" × 4'3" ·
Main Floor	Bedroom - Primary · 14'2" × 9'3" ·
Main Floor	Bedroom · 12'3" × 8'3" ·

Main Floor	Walk-In Closet · 5'2" × 4' ·
Title to Land:	Fee Simple
Community Features:	Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, See Remarks
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/401-108-25-avenue-sw-calgary-a2356702/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.