



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**133 25 Avenue #4C, Calgary T2S 0K8**

MLS® #: **A2149275**

Area: **Mission**

Listing Date: **07/17/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,221**  
Low Sqft:  
Ttl Sqft: **1,221**

DOM

**61**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Stall, Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Concrete**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`11" x 10`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 14`8"</b>	<b>Balcony</b>	<b>Main</b>	<b>20`4" x 6`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`11" x 6`0"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`10" x 12`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$818**

**Leasehold**

**M-H2**

Fee Freq:

**Monthly**

Legal Desc: **7710616**

Remarks

Pub Rmks: **Welcome to the Hampton Court, where luxury meets convenience in Calgary's most desirable neighborhood! This completely REMODELED CORNER suite offers a turnkey opportunity to live your best life in one of the city's most sought-after locations. Intensively renovated, this unit boasts over 1200 sqft of luxury living space, 2 bedrooms, 2 full bathrooms, 2 BALCONIES and a UNDERGROUND PARKING STALL. Step inside to discover the great floor plan, highlighted by an OPEN CONCEPT living space. The BRAND NEW full-height kitchen cabinetry, complete with a large island and coffee bar, sleek quartz countertops, complemented by BRAND NEW appliances. Enjoy the convenience of the spacious kitchen, which seamlessly connects to the dining area, great for entertaining. Beautiful views of the City skyline from your dining and living area. Plus an oversized balcony to enjoy the summer nights. Spacious living area with abundance of natural sunlight. The primary bedroom is a serene retreat with a private newly built ensuite bathroom, walkthrough closet with custom built-ins. The good-sized secondary bedroom and 4-piece main bath are perfect for guests. Separate laundry room with new washer and dryer and storage area with built-ins. Great well maintained building with social room and courtyard. Take a stroll along the nearby Elbow River. Located in the heart of the city, you're just steps away from the vibrant 4th Street shopping and restaurant district, as well as The Repsol Centre and Stampede Park. With easy access to schools, public transit, and downtown, this is your chance to live in luxury and experience the best of Calgary living.**

Inclusions: **N/A**

Property Listed By: **RE/MAX Complete Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**