



THE
A-TEAM

**RE/MAX
FIRST**

133 25 Avenue #2C, Calgary T2S 0K8

MLS®#: **A2156323**

Area: **Mission**

Listing Date: **08/08/24**

List Price: **\$449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment
Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,231**

Low Sqft:

Ttl Sqft: **1,231**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

41

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

Construction: **Brick**
Flooring: **Hardwood, Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 14`7"	Kitchen	Main	16`0" x 12`9"
Dining Room	Main	10`2" x 6`8"	Bedroom - Primary	Main	11`0" x 11`0"
Walk-In Closet	Main	9`6" x 4`5"	3pc Ensuite bath	Main	10`3" x 9`5"
Bedroom	Main	9`11" x 9`9"	3pc Bathroom	Main	9`10" x 3`10"
Laundry	Main	6`7" x 4`9"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$818

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc: **7710616**

Remarks

Pub Rmks: **Discover luxury living in Hampton Court, a prestigious Mission address. This meticulously renovated corner unit boasts two bedrooms, two baths, and a sophisticated design aesthetic. A welcoming foyer leads to a gourmet kitchen featuring top-tier stainless steel appliances, rich wood cabinetry, and a walk-in pantry. The open-concept layout seamlessly integrates a dining area and a spacious living room, complete with custom built-ins, a striking tile feature wall, and a serene balcony. The primary suite is a private sanctuary with a private balcony, a generously sized walk-in closet, and a spa-like ensuite featuring a deep soaking tub. A second bedroom with built-in desk, a guest bathroom with a steam shower, and a convenient laundry/storage room complete this exceptional residence. High-end finishes abound, including hardwood floors, solid wood doors, coffered ceilings, designer fixtures, and a tranquil AC unit in the primary bedroom. Benefit from the building's recent upgrades, such as new windows, elevators, and enhanced security systems. Enjoy the convenience of heated underground parking, ample visitor parking, and a stunning party room. Check out the virtual tour or book your private showing today.**

Inclusions: **ductless AC**

Property Listed By: **2% Realty**

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