



THE
A-TEAM

**RE/MAX
FIRST**

133 25 Avenue #7D, Calgary T2S 0K8

MLS®#: **A2171161**

Area: **Mission**

Listing Date: **10/06/24**

List Price: **\$509,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,202**
Low Sqft:
Ttl Sqft: **1,202**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Wall/Window Air Conditioner, Washer**
Int Feat: **Chandelier, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)**

Utilities:

Room Information

| Room | Level | Dimensions |
|----------------|-------|---------------|
| 4pc Bathroom | Main | 4`11" x 7`9" |
| Bedroom | Main | 12`0" x 9`10" |
| Foyer | Main | 5`4" x 6`0" |
| Kitchen | Main | 13`2" x 9`4" |
| Living Room | Main | 16`5" x 14`7" |
| Walk-In Closet | Main | 8`0" x 6`11" |

| Room | Level | Dimensions |
|-------------------|-------|----------------|
| 4pc Ensuite bath | Main | 6`3" x 10`4" |
| Dining Room | Main | 13`10" x 8`10" |
| Hall | Main | 20`1" x 6`4" |
| Laundry | Main | 7`11" x 6`10" |
| Bedroom - Primary | Main | 12`2" x 12`8" |

Legal/Tax/Financial

Condo Fee:
\$811

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MH-2

Legal Desc: **7710616**

Remarks

Pub Rmks: **This stunning 2 bed, 2 bath corner unit has recently undergone extensive professional renovations, showcasing over 1,200 sq. ft. of upscale living space. Enjoy an abundance of natural light and breathtaking views of the city skyline from your spacious kitchen, complete with a stylish LED kitchen faucet, a sleek quartz countertop, and a beautiful waterfall backsplash, all enhanced by brand new stainless steel appliances. The oversized peninsula offers ample space for dining and entertaining in style. Retreat to the master suite featuring double sinks in the ensuite, luxurious LED de-fogging mirrors, and a generous walk-in closet, along with a private balcony for your morning coffee. The second bedroom is perfect for guests or as a home office. With flat ceilings, two balconies, and plenty of storage throughout, this unit is designed for modern luxury living. Located in one of Calgary's most sought-after neighborhoods, you're just steps away from the vibrant 4th Street shopping and dining district, the scenic Elbow River, The Repsol Centre, and Stampede Park. Benefit from the building's recent upgrades, including new windows, elevator, and enhanced security systems, as well as a healthy reserve fund that ensures long-term stability. An underground parking stall adds to your convenience. Don't miss this incredible opportunity to live in a well-maintained building that embodies elegance and luxury in the heart of the city!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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











