



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2177227**

Area: **Mission**

Listing Date: **11/07/24**

List Price: **\$419,000**

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: **1,041**  
Low Sqft:  
Ttl Sqft: **1,041**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**107**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **High-Rise (5+)**

Access:

Lot Feat:  
Park Feat: **Assigned,Heated Garage,Underground**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Baseboard,Hot Water,Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer**  
Int Feat: **Closet Organizers,Granite Counters,No Animal Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`3" x 16`8"
Kitchen	Main	10`3" x 8`6"
Bedroom	Main	12`1" x 9`11"
3pc Bathroom	Main	0`0" x 0`0"
Foyer	Main	0`5" x 4`4"

Room	Level	Dimensions
Dining Room	Main	9`8" x 8`2"
Bedroom - Primary	Main	12`7" x 12`1"
4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"
Balcony	Main	32`0" x 7`0"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$697

Fee Simple

M-H2

Fee Freq:

Monthly

Legal Desc: 7710616

Remarks

Pub Rmks: **Hampton Court is an upscale building in the very desirable community of Mission. This 2 bed + 2 bath unit has been remodelled with attention to more lighting in the ceilings, making this unit bright and modern. Through the front foyer the unit opens to a galley kitchen offering stainless steel appliances, white wood cabinets, granite counters, and tile backsplash. Open to the kitchen is a dining area and a large living room with access to an oversized balcony running the length of the unit with a great open view of the city. The spacious Primary bedroom also has access to the same balcony, a generous walk-thru closet and an ensuite with a bathtub/shower. This unit also includes a 2nd bedroom with built-in closet organizer, a 3 piece main bathroom with modern shower and a tucked in laundry area. The recent renovations include; new doors and mirrored sliders, newer appliances, newer A/C unit, blinds in bedrooms, and extra flat pot lighting added in the ceilings of most rooms. Included is a heated/secured underground parking stall, 9 visitor parking stalls, stunning social room and common area patio on main floor, well furnish lobby and common areas. Hampton Court is a very well run building that has in recent years upgraded or replaced all windows, elevator, boilers, fire alarm, building/parkade ventilation systems, resealed balconies, security cameras & common area lighting. Enjoy this prime location steps to the Elbow River pathways, 4th Street shops and eateries, MNP Community & Sport Centre, Erlton LRT station, and Stampede Park. Call for your appointment to view.**

Inclusions: **all window coverings**

Property Listed By: **Century 21 Bamber Realty LTD.**

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





















