



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

76

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Underground

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	Room	Level	Dimensions
Living Room	Main	17`3" x 16`8"	Dining Room	Main	9`8" x 8`2"
Kitchen	Main	10`3" x 8`6"	Bedroom - Primary	Main	12`7" x 12`1"
Bedroom	Main	12`1" x 9`11"	4pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Main	0`0" x 0`0"	Laundry	Main	0`0" x 0`0"
Foyer	Main	0`5" x 4`4"	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, Ertlon 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











