



THE
A-TEAM

**RE/MAX
FIRST**

133 25 Avenue #7D, Calgary T2S 0K8

MLS® #: **A2184388**

Area: **Mission**

Listing Date: **01/02/25**

List Price: **\$495,000**

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: **1,202**

Low Sqft:

Ttl Sqft: **1,202**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

30

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

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

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

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	12`8" x 12`2"
Living Room	Main	14`7" x 16`5"
4pc Bathroom	Main	7`9" x 4`11"
Laundry	Main	6`10" x 7`11"
Hall	Main	6`4" x 20`1"
Dining Room	Main	8`10" x 13`10"

Room	Level	Dimensions
Bedroom	Main	9`10" x 12`0"
Walk-In Closet	Main	6`11" x 8`0"
4pc Ensuite bath	Main	10`4" x 6`3"
Foyer	Main	6`0" x 5`4"
Kitchen	Main	9`4" x 13`2"

Legal/Tax/Financial

Condo Fee:
\$811

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-H2

Legal Desc: **7710616**

Remarks

Pub Rmks: **This exceptional 2-bedroom, 2-bathroom corner unit has been beautifully renovated, offering over 1,200 sq. ft. of refined living space. Flooded with natural light and boasting stunning views of the city skyline, this home is designed for those who appreciate modern luxury. The gourmet kitchen is a standout feature, complete with a stylish LED faucet, sleek quartz countertops, a striking waterfall backsplash, and brand-new stainless steel appliances. The spacious peninsula provides ample room for both casual dining and entertaining. The master suite is a true retreat, featuring double sinks, a luxurious ensuite with LED de-fogging mirrors, and a spacious walk-in closet. Step out onto your private balcony to enjoy your morning coffee while taking in the views. The second bedroom offers flexibility as a guest room or home office. With flat ceilings, two balconies, and abundant storage throughout, this unit is ideal for comfortable, contemporary living. Located in one of Calgary's most desirable neighborhoods, you'll be just moments from the trendy 4th Street district, the scenic Elbow River, Repsol Centre, and Stampede Park. The building has undergone recent upgrades, including new windows, an updated elevator, and enhanced security systems, with a well-maintained reserve fund to ensure long-term stability. An underground parking stall adds extra convenience. This is an amazing opportunity to live in a luxurious, well-maintained building in the heart of the city.**

Inclusions: **Garage Door Opener**
Property Listed By: **Real Broker**

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











