



THE
A-TEAM

**RE/MAX
FIRST**

133 25 Avenue #6E, Calgary T2S 0K8

MLS® #: **A2194723**

Area: **Mission**

Listing Date: **02/18/25**

List Price: **\$429,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,034**
Low Sqft:
Ttl Sqft: **1,034**

DOM

46
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
Heating: **Boiler**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings**
Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	14`0" x 12`0"	Dining Room	Main	10`1" x 8`9"
Living Room	Main	16`8" x 11`9"	Balcony	Main	34`0" x 6`11"
Bedroom - Primary	Main	12`6" x 12`3"	Bedroom	Main	12`3" x 10`0"
3pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$697

Title:
Fee Simple

Zoning:
M-H2

Fee Freq:
Monthly

Legal Desc: **7710616**

Remarks

Pub Rmks: **Prime Location, Stylish & Spacious Condo in Mission. Nestled in the highly sought-after Hampton Courts, this beautifully renovated two-bedroom, two-bathroom condo offers the perfect blend of modern upgrades and urban convenience. From the moment you step inside, you'll be impressed by the open-concept gourmet kitchen, with sleek stainless steel appliances, granite countertops, and ample storage. Rich hardwood flooring extends throughout the unit, adding warmth and elegance. The generously sized primary bedroom features a walk-through closet leading to a stylishly updated ensuite with a luxurious soaker tub. A second bedroom, along with another full bathroom featuring granite countertops, provides flexibility for guests, as well as a home office or additional living space. Additional conveniences include in-suite laundry with a stacked washer and dryer, as well as a large south-facing balcony—perfect for enjoying the sunshine. The building offers a social room on the main floor and includes one underground parking stall. Ideally located just steps from 4th Street's vibrant restaurants, scenic river pathways, and 17th Avenue's nightlife. this condo is the perfect place to call home.**

Inclusions:
Property Listed By: **N/A
Paramount Real Estate Corporation**

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





