

# \$419,000 - 4b, 133 25 Avenue Sw, Calgary

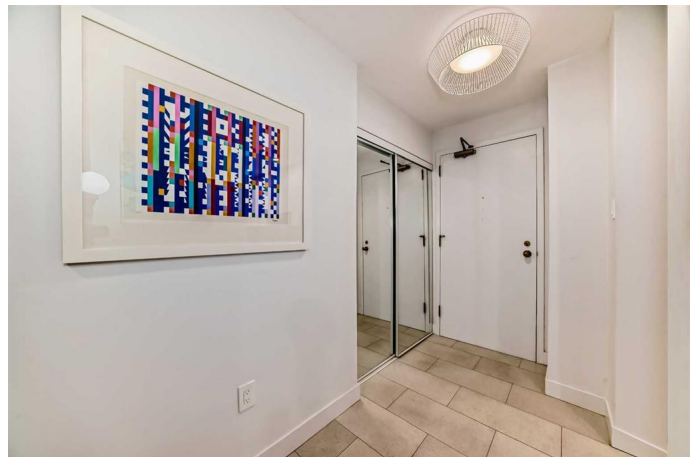
MLS® #A2177227

**\$419,000**

2 Bedroom, 2.00 Bathroom, 1,041 sqft  
Residential on 0.00 Acres

Mission, Calgary, Alberta

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.

Built in 1976

### Essential Information

MLS® #	A2177227
Price	\$419,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	4b, 133 25 Avenue Sw
Subdivision	Mission
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0K8

### Amenities

Amenities	Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground
# of Garages	1

### Interior

Interior Features	Closet Organizers, Granite Counters, No Animal Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	Wall Unit(s)

# of Stories	9
Basement	None

### **Exterior**

Exterior Features	Balcony
Roof	Tar/Gravel
Construction	Brick, Concrete

### **Additional Information**

Date Listed	November 7th, 2024
Days on Market	125
Zoning	M-H2

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.