

**9E, 133 25 Avenue SW
 Calgary, Alberta**
MLS # A2278443
\$419,000

Heating: Baseboard, Natural Gas

Water: -

Floors: Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 697

Basement: -

LLD: -

Exterior: Brick, Concrete, Stucco

Zoning: M-H2

Foundation: -

Utilities: -

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)

Inclusions: N/A

Spacious Top-Floor Unit with Massive South-Facing Balcony This penthouse unit in the concrete-constructed Hampton Court offers quiet, comfortable living in a premier location. The open-plan interior is move-in ready, featuring upgraded flooring and a functional kitchen with granite countertops and a large island. A natural marble-clad wood fireplace serves as a traditional focal point in the living area. Property Highlights: Outdoor Space: Massive 32' balcony running the length of the unit. Building Quality: Full concrete construction with recent window and mechanical replacements. Convenience: In-suite laundry, dedicated storage, and visitor parking. Location: Prime access to Elbow River pathways, transit, and shopping. This boutique building shows a high pride of ownership throughout the common areas and social room. With a healthy reserve fund and significant recent building envelope improvements, this is a dependable choice for those seeking a well-maintained home in a walkable neighborhood.