

9E, 133 25 Avenue SW
Calgary, Alberta

MLS # A2278443



\$419,000

Division:	Mission		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,043 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

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.