

**4B, 133 25 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209379**



## \$379,900

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home		

**Inclusions:** all window coverings

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.