

# \$409,000 - 4b, 133 25 Avenue Sw, Calgary

MLS® #A2209379

**\$409,000**

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® #	A2209379
Price	\$409,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,041
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
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	April 4th, 2025
Days on Market	26
Zoning	M-H2

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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