



GRASSROOTS
REALTY GROUP

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**9E, 133 25 Avenue SW
Calgary, Alberta**

MLS # A2278443



\$399,900

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

TOP FLOOR PENTHOUSE | 32ft Private Terrace | Concrete Construction NOW OFFERED AT \$399,900 – UNBEATABLE MISSION VALUE The Hook: Elevate your lifestyle in this rare Top Floor Penthouse at Hampton Court. Situated in the heart of Mission, this isn't just a condo—it's an oversized 1,043 sq. ft. urban retreat designed for those who value peace, space, and elite outdoor living. The "Wow" Factor: Step onto your massive 32-foot south-facing balcony running the entire length of the unit. Whether you're hosting sunset cocktails or urban gardening, this private terrace offers a scale of outdoor living rarely seen at this price point. Quiet & Concrete: Leave the noise of wood-frame builds behind. Built with full concrete construction, Unit 9E offers "library-quiet" living. With recent building upgrades to windows and mechanical systems, you can buy with confidence. Interior Highlights: Chef's Kitchen: Open-plan layout featuring granite countertops, a social island, a dedicated pantry, and a built-in wine fridge. The Vibe: A marble-clad fireplace serves as the soul of the home—currently being upgraded to a modern electric insert for effortless ambiance. King-Sized Living: Two spacious bedrooms, including a primary suite with a walk-in closet and private 4-piece ensuite. Practical Luxury: In-suite laundry, dedicated storage, and a heated underground parking stall. The Location: Live where the action is. Steps from the Elbow River pathways and the vibrant dining of 4th Street. While the Beltline struggles with congestion, Hampton Court offers a seamless experience for your guests with 9 visitor parking stalls—a true rarity! The Value: Monthly fees cover almost everything: Heat, Water, Natural Gas, and more. Why pay for a cramped new build when you can own a top-floor concrete penthouse for

under \$400k? Book your private showing today and see the value for yourself!