



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

4B, 133 25 Avenue SW  
Calgary, Alberta

MLS # A2209379



**\$379,900**

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

|             |   |
|-------------|---|
| Heating:    | Baseboard, Hot Water, Natural Gas                   |
| Floors:     | Ceramic Tile, Laminate                              |
| Roof:       | Tar/Gravel  |
| Basement:   | None  |
| Exterior:   | Brick, Concrete                                     |
| Foundation: | -   |
| Features:   | Closet Organizers, Granite Counters, No Animal Home |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 697 |
| LLD:       | -      |
| Zoning:    | M-H2   |
| Utilities: | -      |

**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.