



GRASSROOTS
REALTY GROUP

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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	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 697
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	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.