



# 133 25 Avenue Calgary Alberta

\$419,000

TOP FLOOR PENTHOUSE | 32ft Private Terrace | Concrete Construction in Mission

**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 quiet, space, and a world-class outdoor living area.

**The "Wow" Factor:**Step onto your massive 32-foot south-facing balcony that runs the entire length of the unit. Whether you're hosting sunset cocktails, urban gardening, or lounging under the Calgary sun, this private terrace offers a scale of outdoor living rarely seen at this price point.

**Quiet & Concrete:**Forget the noise of modern wood-frame builds. Built with full concrete construction, Unit 9E offers "library-quiet" living and superior temperature control. Recent building upgrades to the windows and mechanical systems mean you can buy with confidence in a well-managed, boutique community.

**Interior Highlights:**  
**Chef's Kitchen:** Open-plan layout featuring granite countertops, a large social island, a dedicated pantry, and a built-in wine fridge.  
**The Vibe:** A natural marble-clad wood-burning fireplace serves as the soul of the living room—perfect for cozy Calgary winters.  
**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, MNP Community Sport Centre, and the vibrant shops and dining of 4th Street. Commuting? You're a 10-minute walk to the downtown core or a quick stroll to two C-Train stations.  
**The Value:**Monthly fees of \$697 cover almost everything: Heat, Water, Natural Gas, Sewer, Professional Management, and more. With 9 visitor parking stalls, your guests will actually find a place to park—a true r...

Living room 16.83 Ft x 16.42 Ft

Kitchen 13.00 Ft x 10.00 Ft

Dining room 7.00 Ft x 7.00 Ft

Primary Bedroom 12.50 Ft x 12.17 Ft

Other 7.00 Ft x 5.67 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 10.00 Ft x 10.00 Ft

Foyer 10.00 Ft x 4.50 Ft

4pc Bathroom 10.33 Ft x 7.67 Ft

Other 32.00 Ft x 7.00 Ft

Listing Presented By:



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