

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

**MLS # A2278443**



**\$399,900**

<b>Division:</b>	Mission		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,043 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 697
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	M-H2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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 &ndash; 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&mdash;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&mdash;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&mdash;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!