

2A, 133 25 Avenue SW
Calgary, Alberta

MLS # A2212521



\$375,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Mission | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,171 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|-----------------------------------|-------------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Laminate, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 793 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | M-H2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar | | |

Inclusions: n/a

Live in the heart of Mission! This spacious 2 bedroom, 2 bathroom condo offers the ultimate urban lifestyle in one of Calgary's most vibrant downtown communities. Enjoy two private balconies – including one directly off the primary bedroom – perfect for morning coffee or quiet evenings. The functional layout includes a built-in A/C unit, stacked in-suite washer and dryer, heated underground parking, and separate storage for added convenience. Additional highlights include access to 9 visitor parking spots, a stylish social room, common area patio, and a welcoming lobby with updated common spaces. Hampton Court is a well-managed building that has seen numerous recent upgrades, including new boilers, fire alarm and ventilation systems, resealed balconies, security cameras, and a new elevator. Located steps from shops, restaurants, river pathways, and downtown – this is an unbeatable location for walkable inner-city living.