



GRASSROOTS
REALTY GROUP

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2A, 133 25 Avenue SW
Calgary, Alberta

MLS # A2280934



\$339,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mission | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,170 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|-------------|-------------------------|
| Heating: | Baseboard, Natural Gas |
| Floors: | Laminate, Tile |
| Roof: | - |
| Basement: | - |
| Exterior: | Brick, Concrete, Stucco |
| Foundation: | - |
| Features: | Breakfast Bar |

| | |
|------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 793 |
| LLD: | - |
| Zoning: | M-H2 |
| Utilities: | - |

Inclusions: N/A

In need of some tender love and care. Bring your vision and make this unbeatable location your own! 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, in-suite washer and dryer, and heated underground parking. 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, and security cameras. Located steps from shops, restaurants, river pathways, and downtown — this is an unbeatable location for walkable inner-city living.