



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**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	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 793
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		
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.