



GRASSROOTS
REALTY GROUP

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2A, 133 25 Avenue SW
Calgary, Alberta

MLS # A2212521



\$367,900

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:	-		

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.