

# \$367,900 - 2a, 133 25 Avenue Sw, Calgary

MLS® #A2212521

**\$367,900**

2 Bedroom, 2.00 Bathroom, 1,171 sqft

Residential on 0.00 Acres

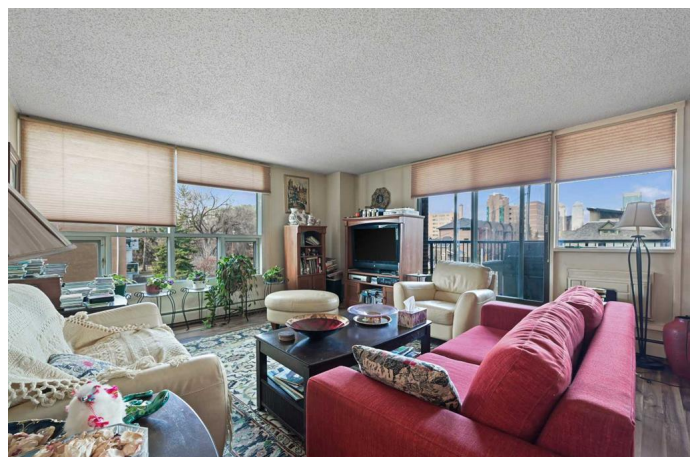
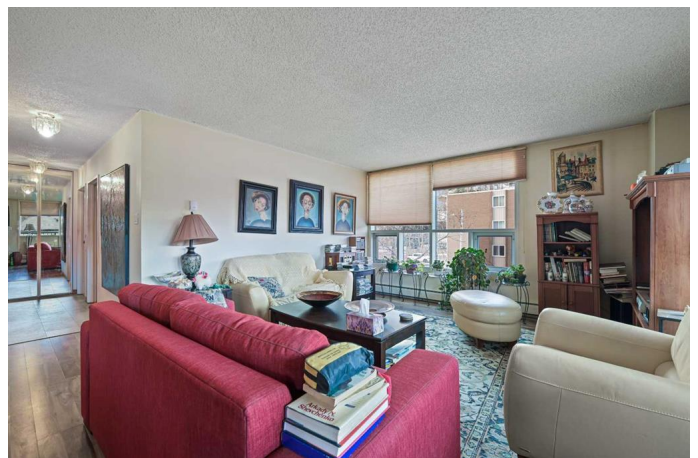
Mission, Calgary, Alberta

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.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212521  |
| Price          | \$367,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,171     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1976              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2a, 133 25 Avenue Sw |
| Subdivision | Mission              |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S0K8               |

### **Amenities**

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | Elevator(s), Party Room, Secured Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                                                       |
| Parking        | Underground                                                             |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Breakfast Bar                                           |
| Appliances        | Dishwasher, Refrigerator, Built-In Oven, Electric Stove |
| Heating           | Natural Gas, Baseboard, Hot Water                       |
| Cooling           | Wall Unit(s)                                            |
| # of Stories      | 9                                                       |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Brick, Concrete       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 184              |
| Zoning         | M-H2             |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | Unison Realty Group Ltd. |
|----------------|--------------------------|

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