2A 133 25 Avenue SW

Calgary | Active | MLS® A2356076

$329,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1976**	**1,168 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Come on over to Hampton Court where convenience and comfort coincide! This urban castle is tucked into one of Calgary's most walkable communities..... every fun thing is nearby! Not only that but Hampton Court is synonymous with great first impressions.... the drive-under allows for safe, out-of-traffic and out-of-the-weather pickups and drop-offs. Then the sun-drenched, spacious and welcoming entry showcases that this is a building a cut above the others!

Now the home.... This 2nd floor corner unit offers TWO bedrooms, TWO bathrooms and - TWO balconies, one off the great room and one off the primary bedroom, so you've always got a spot to soak in the community vibe! This home has seen the love over the years, with a number of updates along the way giving it a bright, open feel - a place where entertaining is easy and echoes of laughter linger. Loads of windows mean tons of natural light throughout. The primary bedroom impresses with a big walk-in closet and a 3-piece ensuite, while the second bedroom and main bathroom offer flexibility for guests, family or a home office.

Step outside and the Elbow River pathways are right at your doorstep, ready for morning walks, evening strolls or a coffee with a view. A quick stroll east and you're at the Stampede grounds, Big Four and Saddledome - year-round entertainment. A stone's throw west are the 4th Street restaurants, bistros and pubs. Ahhhh..... Living at Hampton Court! Walk to dinner, enjoy your evening, hit the pub and home again..... all within a No-Uber walk! Note.... 3 minutes to Rocky Beach and 13 minutes up the River pathway to MNP Sports Centre!

The building is well managed and in great shape, with recent upgrades including new boilers, fire alarm and ventilation systems, resealed balconies and security cameras. Residents enjoy a social room, common area patio, 9 visitor parking spots and heated underground parking.

This is true urban inner-city lifestyle - come see why Hampton Court residents love calling this home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356076
Bedrooms	2
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,168 sq. ft.
Main Level Finished Area:	1,168 sq. ft.
Condo Fee:	$832.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	2
Stories Total:	9
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1976 (Age: 50)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)

Num Ensuite Baths:	1
Plan:	7710616
Heating:	Boiler, Natural Gas, Radiant
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Hampton Court
Community:	Mission
Amenities:	Elevator(s), Party Room, Secured Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	None
Restrictions:	Utility Right Of Way
Pets Allowed:	No
Main Floor	Great Room · 14'8" × 14' ·

Main Floor	Dining Room · 14' × 9' ·
Main Floor	Kitchen · 13'3" × 9' ·
Main Floor	Bedroom - Primary · 12'9" × 12'4" ·
Main Floor	Bedroom · 12'3" × 9' ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Closet Organizers, No Animal Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-H2
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2a-133-25-avenue-sw-calgary-a2356076/

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