

# \$545,000 - 26 Hamptons Link Nw, Calgary

MLS® #A2228850

**\$545,000**

3 Bedroom, 3.00 Bathroom, 1,600 sqft

Residential on 0.05 Acres

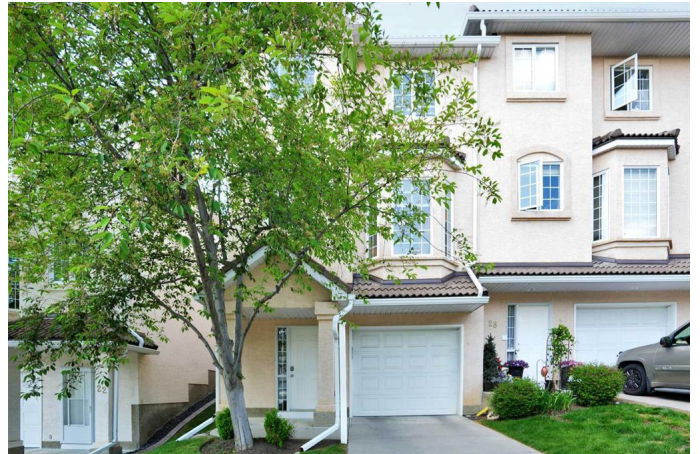
Hamptons, Calgary, Alberta

Showings will start on June 7, 2025. Welcome to Hamptons La Vita – Your Ideal Family Home or Work-from-Home Retreat

Nestled in a well-maintained complex, this spacious end-unit townhouse is on a quiet cul de sac neighbourhood offering the perfect blend of comfort, convenience, and privacy. Featuring 3 bedrooms, 2.5 bathrooms, and a tandem garage with parking for up to 3 vehicles (two in the garage and one on the driveway), this home is designed to accommodate your lifestyle.

The main level boasts a bright and airy kitchen with newer appliances, making meal prep a breeze. Enjoy a cozy meal in the sunny kitchen nook with a picturesque bay window, or host larger gatherings in the spacious living and dining areas. The living room, complete with a charming fireplace, opens up to a private deck overlooking a tranquil green space – a perfect spot for relaxing or entertaining guests.

Upstairs, you’ll find a generously sized primary bedroom with an ensuite bathroom and ample closet space. Two additional bedrooms offer versatility, with one already equipped with a wall-mounted Murphy bed and office desk – ideal for remote work or guest accommodations. Laundry is conveniently located on the main level, next to the powder room.



This home's prime location offers the ultimate in convenience: just a short walk to transit, shopping, and schools. Whether you're a growing family or a professional seeking a quiet office space at home, this property has everything you need. Outdoor enthusiasts will love the proximity to bike and walking paths along the Edgemont ravines, as well as Nose Hill Park – Calgary's urban wildlife sanctuary.

With easy access to Crowchild Trail, Stoney Trail, and Country Hills Blvd, you're just a short drive from downtown, the airport, or the majestic Canadian Rockies. Excellent schools nearby, including elementary, junior high, and Sir Winston Churchill, a highly regarded high school, make this the perfect location for families.

Don't miss your chance to call this exceptional townhouse your home!

Built in 1997

### Essential Information

MLS® #	A2228850
Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	26 Hamptons Link Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V9

### **Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Phone Connected
Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Paved, Tandem
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Factory Built, Mantle
Basement	None

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, Few Trees, Street Lighting, Sloped
Roof	Clay Tile
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	32
Zoning	M-CG d44

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**Listing Details**

Listing Office Royal LePage Solutions

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