

# \$760,000 - 11 Hamptons Bay Nw, Calgary

MLS® #A2237172

## \$760,000

2 Bedroom, 3.00 Bathroom, 1,564 sqft  
Residential on 0.13 Acres

Hamptons, Calgary, Alberta

Open House Sunday, Sept.14 from 2-4 pm.  
Hampton's villa, in move-in condition and priced below the city-assessed value. The home is not a condo; the only fee is the optional HOA payment of \$180/mo. to cover landscaping and snow removal. Discover upscale living in one of NW Calgary's most sought-after communities. This villa combines timeless elegance with modern comfort, offering 2,900 sq. ft. of beautifully developed space across two levels. From the moment you step inside, you're greeted by vaulted ceilings, gleaming floors, and an abundance of natural light through floor-to-ceiling windows and skylights. The open-concept main floor features a spacious Living Room anchored by a three-sided gas fireplace, a generous formal dining area, and a bright, modern kitchen with a cozy breakfast nook that opens onto a private 14'x 14' deck—perfect for morning coffee or evening relaxation. Conveniently located is the large office with a full-length front-facing window framed by oak wood bookshelves. The luxurious primary suite easily accommodates a king-sized bedroom set, featuring a spacious sitting area, massive walk-in closet, a spa-inspired in-suite with a walk-in jetted tub, oversized shower, and a vanity. A 2-piece guest bath, main floor laundry/mudroom, and double attached garage complete the main level. The fully developed lower level is an entertainer's dream with a large family



room, second gas fireplace, games area, second bedroom, a den/guest room, an exhaust-vented workshop, and a full 4-piece bathâ€”ideal for guests or multigenerational living.

This home is loaded with upgrades and offers the perfect blend of low-maintenance villa living and spacious design. Don't miss your chance to own in this prestigious communityâ€”book your private showing today!

Built in 1997

**Essential Information**

MLS® #	A2237172
Price	\$760,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	11 Hamptons Bay Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R6

**Amenities**

Amenities	Clubhouse, Golf Course
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Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Glass Doors, Great Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	City Lot, Lawn
Roof	Clay Tile
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 14th, 2025
Days on Market	60
Zoning	R-C2
HOA Fees	180
HOA Fees Freq.	MON

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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