

# \$541,500 - 17 Hamptons Link Nw, Calgary

MLS® #A2240107

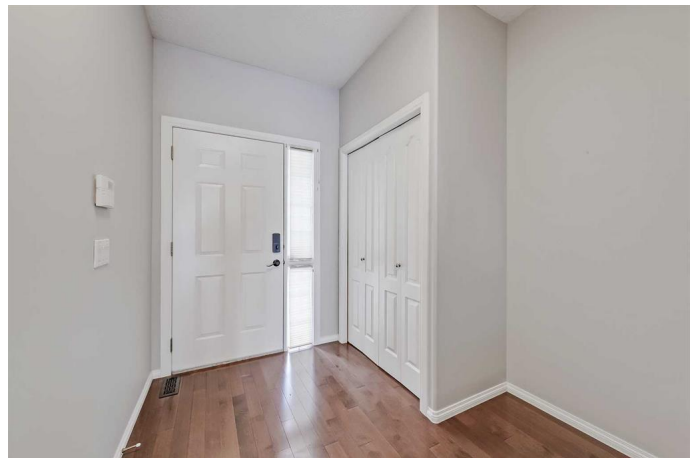
**\$541,500**

2 Bedroom, 4.00 Bathroom, 1,453 sqft

Residential on 0.05 Acres

Hamptons, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY, JUL 19TH AT 2-4 PM\*\* \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*** Tucked away on a quiet cul-de-sac in the sought-after La Vita complex in the Hamptons, this beautifully maintained 2-bed, 3.5-bath townhome offers nearly 2,000 sq ft of fully developed living space, including a bright walk-out basement backing onto landscaped green space. With a functional layout, stylish finishes, and a serene setting, this home provides the perfect low-maintenance lifestyle in one of NW Calgary's most desirable communities. The main level features a bright and open layout with large windows, engineered hardwood flooring, and a cozy gas fireplace. The kitchen is equipped with granite countertops, stainless steel appliances, a corner pantry, and a raised breakfast bar-perfect for everyday cooking and entertaining. A balcony off the living room includes a gas hook-up and offers a great space to relax or enjoy your morning coffee. A 2-piece powder room and laundry area complete the main floor. Upstairs, you'll find two spacious bedrooms, including a large primary suite with a walk-in closet and a 4-pc ensuite. A second bedroom and an additional 3-pc bathroom featuring a stand-up shower and extended vanity complete the upper floor. The fully developed walk-out basement offers a large rec room with large windows, a 4-pc bathroom, and a dedicated storage room. This



downstairs space is perfect for hosting guests, hobbies, or a home gym setup. Additional features include a covered lower patio, a landscaped green space just outside your door, a single attached garage and driveway parking for a second vehicle. Enjoy access to nearby amenities including the Hamptons Golf Club, tennis courts, splash park, skating rink, and scenic walking paths. Nose Hill Park, Edgemont Ravine, shopping, and major routes like Shaganappi Trail, Country Hills Blvd, and Stoney Trail are all just minutes away. A fantastic opportunity to own in a well-managed, peaceful complex in an exceptional NW location. This is a must-seeâ€”book your private showing today!

Built in 1997

### Essential Information

MLS® #	A2240107
Price	\$541,500
Bedrooms	2
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,453
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	17 Hamptons Link Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3A 5V9

### Amenities

Amenities None  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

### Interior

Interior Features Breakfast Bar, Central Vacuum, Pantry, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features None  
Lot Description Back Yard  
Roof Clay Tile  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 17th, 2025  
Zoning M-CG d44  
HOA Fees 173  
HOA Fees Freq. ANN

### Listing Details

Listing Office RE/MAX House of Real Estate

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