

# \$525,000 - 176 Hamptons Link Nw, Calgary

MLS® #A2240814

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,803 sqft

Residential on 0.05 Acres

Hamptons, Calgary, Alberta

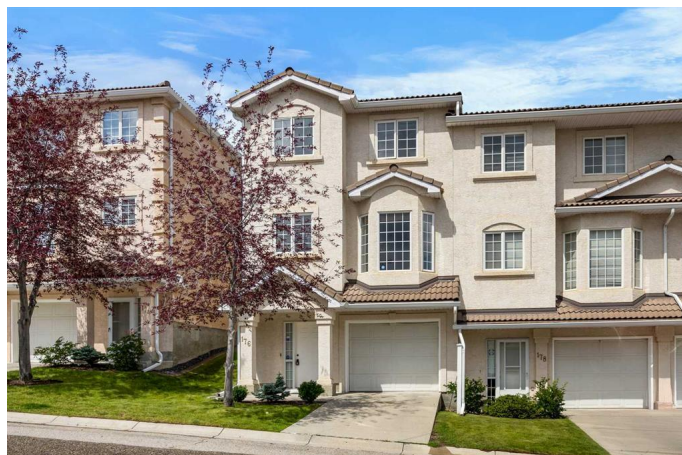
Located in the prestigious community of Hamptons, this well-maintained end-unit 2-storey townhouse offers a functional layout, peaceful green space views, and convenient access to nearby amenities.

The Main Level features a spacious Living and Dining Room combo with a cozy gas fireplace, leading to a deck that overlooks a landscaped green space with trees and a walking path—nestled within the complex and surrounded by other townhomes. The Kitchen is equipped with a center island with eating bar, with a bright breakfast nook adjacent. A 2-piece bath and laundry area with extra storage complete the main floor. The home has also been freshly painted throughout.

Upstairs offers a generous primary bedroom with ceiling fan, dual closets, and a 4-piece ensuite bath. Two additional well-sized bedrooms share another full 4-piece bath.

The entry level includes a double attached tandem garage, providing ample parking and extra storage space.

A great opportunity to own an end unit in Hamptons, one of NW Calgary's most desirable neighborhoods—known for its prestigious golf course, abundant green spaces, well-regarded schools, and strong sense of community. Enjoy easy access to shopping, parks, and public transit, making it



ideal for families and professionals alike.

Built in 1997

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2240814      |
| Price          | \$525,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,803         |
| Acres          | 0.05          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 176 Hamptons Link Nw |
| Subdivision | Hamptons             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 5V9              |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Amenities      | Visitor Parking                           |
| Parking Spaces | 3                                         |
| Parking        | Double Garage Attached, Insulated, Tandem |
| # of Garages   | 2                                         |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Basement        | None             |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | None                                          |
| Lot Description   | Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Clay Tile                                     |
| Construction      | Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 17              |
| Zoning         | M-CG d44        |
| HOA Fees       | 168             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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