

\$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

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 bath—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 safe and 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 |
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Natural Woodwork |
| 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, Great Room, Mantle, Glass Doors |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 14th, 2025 |
| Days on Market | 64 |
| Zoning | R-C2 |
| HOA Fees | 180 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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