

\$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: Sat., 30/7 from 1-4 pm.

Best-priced villa in the Hamptons, recently reduced to sell!

No condo fees, HOA fees of \$180/mo. cover landscaping and snow removal.

Discover upscale living in one of NW Calgary's most sought-after communities—the Hamptons. 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 upgraded laminate floors, and an abundance of natural light through floor-to-ceiling windows. The open-concept main floor features a spacious Great 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 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, another bedroom, a den/home office, 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 prestigious community—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, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier, Water Softener
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	Concrete
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	47
Zoning	R-C2
HOA Fees	180
HOA Fees Freq.	MON

Listing Details

Listing Office	Stonemere Real Estate Solutions
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