

\$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

Best priced villa in the Hamptons!

Open House Sunday, Aug.24 from 1-4 pm

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



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
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, Freezer, 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 Concrete

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 14th, 2025

Days on Market 41

Zoning R-C2

HOA Fees 180

HOA Fees Freq. MON

Listing Details

Listing Office Stonemere Real Estate Solutions

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