

# \$725,000 - 169 Hamptons Link Nw, Calgary

MLS® #A2228165

**\$725,000**

2 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.08 Acres

Hamptons, Calgary, Alberta

Welcome to the HAMPTONS! Have you been dreaming about a new lifestyle with fewer chores around the house and more time to WORK ON YOUR GOLF GAME? Do you love the idea of WINTER GETAWAYS while someone else clears the snow off your sidewalk and driveway? Would you like a WALKOUT BUNGALOW VILLA in the Hamptons (backing ON THE GOLF COURSE) that won't break the bank? This property is also within walking distance to the Hamptons TENNIS COURTS (which are visible in the drone photos). Come see 169 Hamptons Link NW. The bungalow villas at 'La Vita' have GREAT EXTERIOR APPEAL, both from the street and the golf course. TILE ROOFING and STUCCO siding are both upscale and resilient. In a bungalow villa, you can upgrade your lifestyle while downsizing your space. Park your vehicles in the comfort of the insulated and drywalled DOUBLE ATTACHED GARAGE. Step in the front door and you will instantly appreciate the impeccable, warm-toned, SITE-FINISHED HARDWOOD flooring that runs through most of the main level and down the stairs to the basement! With a SUNNY SOUTHEAST EXPOSURE, this villa is NICE AND BRIGHT on both levels. The kitchen has a CENTRAL ISLAND with eating bar, plus a great CORNER PANTRY. Natural wood exteriors adorn the cabinets (plus crown molding at the upper cabinets for classic elegance). NINE-FOOT CEILINGS make the home feel even more



spacious! The living room has a COZY CORNER FIREPLACE (natural gas) to keep you comfy all year round. Step out onto the back deck which has a durable and low-maintenance vinyl surface with aluminum railing & glass inserts. You will love having a view that will make you want to stay outdoors all summer long! Gas line for your BBQ. Whether you still work a bit for a living or just want a separate reading or TV room, the OFFICE is perfectly situated near the front entry. The half bathroom for your guests is nicely tucked away from the kitchen and living room. At the end of the day, enjoy your personal retreat in your primary bedroom (which is LARGE ENOUGH FOR A KING BED), with more hardwood flooring, and a 4-PIECE ENSUITE BATHROOM with a LARGE TUB for just relaxing, and a SEPARATE SHOWER with obscure glass. Head downstairs to the WALKOUT level to find another bedroom, full bathroom, large rec room, and an additional hobby or exercise space. There is plenty of storage space. You could create additional developed space if you don't need a large storage area. The condo fees here are low, and the benefit is great. Sip your coffee while the lawn and snow are managed by others. It's not too often that a villa at this price becomes available on the Hamptons Golf Course. The Hamptons Homeowner Association provides not only tennis courts, but also a summer splash park, and a winter outdoor hockey rink for the grandkids (or the kids at heart). The HOA also provides information about local events, groups and clubs. Book your showing today!

Built in 1997

### **Essential Information**

MLS® #	A2228165
Price	\$725,000

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,177
Acres	0.08
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### Community Information

Address	169 Hamptons Link Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V9

### Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), 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	Backs on to Park/Green Space
Roof	Tile
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	12
Zoning	M-CG d44
HOA Fees	173
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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