

# \$798,000 - 11 Hamptons Bay Nw, Calgary

MLS® #A2237172

**\$798,000**

2 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.13 Acres

Hamptons, Calgary, Alberta

Price reduced to sell!

Elegant Villa Living in The Hamptons â€”

Custom-built home by Calbridge Homes.

Discover upscale living in one of NW

Calgaryâ€™s most sought-after

communitiesâ€”The Hamptons. This

custom-built 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' deckâ€”perfect for morning coffee or

evening relaxation. Conveniently located is the

large office with a large 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

entertainerâ€™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          | \$798,000           |
| 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, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork, Skylight(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings   |
| Heating           | Forced Air, Natural Gas, Humidity Control                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                           |
| # of Fireplaces   | 2                                                                                                                                                                             |
| Fireplaces        | Family Room, Gas, Mantle, Glass Doors, Great Room                                                                                                                             |
| 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 | 21              |
| Zoning         | R-C2            |
| HOA Fees       | 180             |
| HOA Fees Freq. | MON             |

## Listing Details

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

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