

# \$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! Open House Sunday,  
August 3rd from 2-4 PM

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 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	\$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, 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, Microwave, Range Hood, Refrigerator, See Remarks, 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	18
Zoning	R-C2
HOA Fees	180
HOA Fees Freq.	MON

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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