

# \$799,900 - 23 Hampstead Point Nw, Calgary

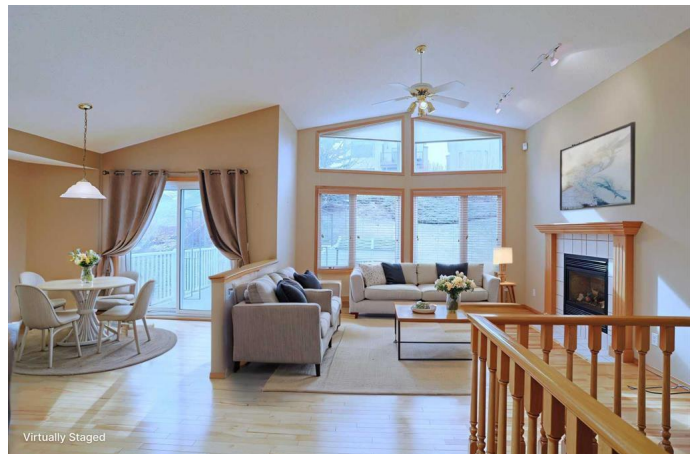
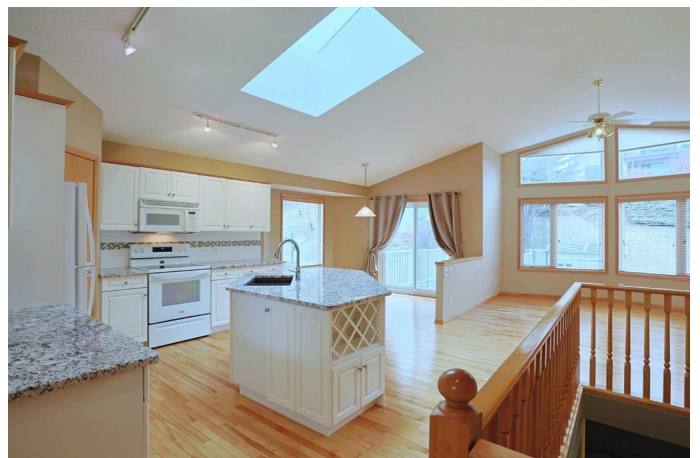
MLS® #A2213117

**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,426 sqft  
Residential on 0.16 Acres

Hamptons, Calgary, Alberta

Rare opportunity here in this lovingly maintained bungalow in the highly-desirable golf course community of the Hamptons, in this quiet cul-de-sac within walking distance to bus stops & neighbourhood shopping. Original owners of this wonderful 3 bedroom+den home, which enjoys hardwood floors & 2 fireplaces, soaring vaulted ceilings, huge backyard with deck & over 2400sqft of air-conditioned living space. Available for quick possession, you will love the open concept feel of the main floor which is drenched in warm natural light, featuring spacious formal dining room, sunny living room with floor-to-ceiling windows & fireplace, dining nook with access to the backyard & white kitchen with granite counters & skylight, island with bar & white appliances including Bosch dishwasher. The main floor owners' retreat has a big walk-in closet & ensuite with heated tile floors, glass shower & laundry with Samsung washer & dryer. The lower level with 9ft ceilings, is beautifully finished with 2 large bedrooms, games room with wet bar, another full bath & rec room with fireplace. Main floor home office with French door, mudroom with access into the 2 car garage, storage/utility room with sink & built-in shelving, Hunter Douglas blinds & underground sprinkler system, 2 storage sheds & maintenance-free backyard deck with pergola. A truly wonderful home you won't want to miss, nested in this prime location just minutes to the golf course & Hamptons



School, neighbourhood parks & quick easy access to major retail centers & shopping, University of Calgary, hospitals (Alberta Childrens, Foothills Medical Centre & Arthur J.E. Child Cancer Centre) & downtown.

Built in 1999

### **Essential Information**

MLS® #	A2213117
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	23 Hampstead Point Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6E9

### **Amenities**

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen
-------------------	---

	Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers
Roof	Pine Shake
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	21
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.