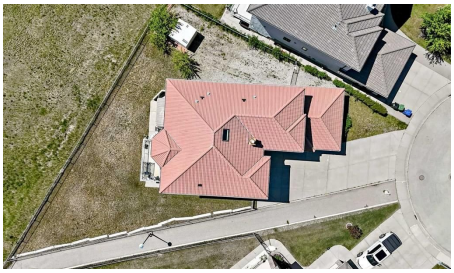
199 Hampstead Way NW

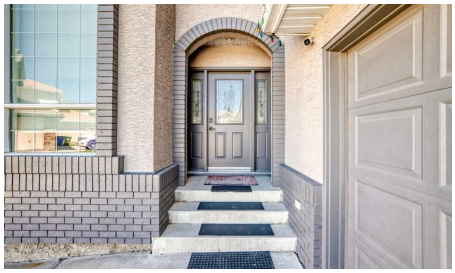
Calgary | Active | MLS® A2335853

$1,300,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**1999**	**2,569 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grand Realty

A closer look

OPEN HOUSE SATURDAY, OCTOBER 31, 1-5 PM! RARE OPPORTUNITY IN THE HAMPTONS - RENOVATED ESTATE HOME PRICED $110,000 BELOW 2026 CITY ASSESSMENT!

NOW OFFERED AT $1,300,000! Why settle for less space when you can enjoy nearly 4,000 sq. ft. of beautifully developed living space, an impressive 9,182 sq. ft. lot, breathtaking views and an oversized THREE-CAR GARAGE? With a 2026 City assessment of $1,410,000, this extensively renovated estate home presents an exceptional opportunity in one of Calgary's most desirable established communities.

Professionally transformed in 2021 by WhiteLoft Design, this remarkable residence combines timeless elegance with modern comfort. Step inside to discover soaring vaulted ceilings, dramatic two-storey windows, beautiful hardwood flooring and an abundance of natural light. The spacious south-facing living areas showcase panoramic views toward Nose Hill and the Edgemont Hills, creating a stunning setting for everyday living and entertaining.

The beautifully designed kitchen flows seamlessly into the dining, bar and living areas, perfect for hosting family and friends. A private west-facing main-floor office offers an ideal work-from-home retreat, while a generous laundry room and powder room complete the main level.

An elegant curved hardwood staircase leads upstairs to FOUR spacious bedrooms, all featuring hardwood flooring. The luxurious primary retreat includes a generous walk-in closet and beautifully renovated five-piece ensuite with soaker tub, dual quartz vanity and subway-tiled shower. A second spacious bedroom offers its own walk-in closet and private ensuite, while two additional bedrooms and an updated four-piece bathroom complete the upper level.

The bright SOUTH-FACING WALKOUT BASEMENT offers exceptional flexibility for extended family or multigenerational living. Featuring a full kitchen with stainless steel appliances, dining area, spacious living/media room, bedroom, four-piece bathroom and its own washer and dryer, this level provides incredible versatility. The basement suite is illegal and is not represented as a legal secondary suite.

Additional highlights include dual furnaces, in-floor heating, air conditioning, an OVERSIZED THREE-CAR GARAGE, parking for four additional vehicles on the driveway, freshly painted stucco, attractive brick detailing and a durable clay tile roof.

Outside, the expansive 9,182 sq. ft. lot provides outstanding outdoor space rarely found in the community, complementing the home's beautiful setting and impressive views.

NEARLY 4,000 SQ. FT. DEVELOPED | 9,182 SQ. FT. LOT | FOUR UPPER BEDROOMS | SOUTH-FACING WALKOUT | OVERSIZED TRIPLE GARAGE | EXTENSIVE 2021 RENOVATION!

A home offering this combination of space, features and location deserves to be experienced in person.

JOIN US FOR OUR HALLOWEEN OPEN HOUSE - SATURDAY, OCTOBER 31, FROM 1-5 PM!

Come discover the lifestyle, space and value awaiting you at 199 Hampstead Way NW. Your next chapter could begin here!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335853
Bedrooms	5
Bathrooms	5
Year Built	1999
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,569 sq. ft.
Main Level Finished Area:	1,282.1 sq. ft.
Upper Level Finished Area:	1,286.9 sq. ft.
Below Grade Finished Area:	1,067 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	9,182 sq. ft.
Lot Frontage:	26'8"
Lot Details:	9182

Front Exposure:	North
Floor Location:	Ground
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1999 (Age: 27)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	9912704
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Clay Tile
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	3

Parking:	Covered, Driveway, Front Drive, Garage Faces Side, Heated Driveway, Heated Garage, Oversized, Paved, Triple Garage Attached
Parking Places:	7
Parking Total/Covered:	7 / -
Laundry Features:	In Basement, Laundry Room, Lower Level, Main Level, Multiple Locations, See Remarks
HOA Fee:	$210.00
City Quadrant:	Northwest
Community:	Hamptons
Amenities:	Community Gardens, Park
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Oven, Gas Range, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Wall/Window Air Conditioner, Washer, Washer/Dryer
Inclusions:	2 Washer & Dryer, 2 Gas Stove, 2 Fridge, 2 Freezer, 2 Hoodfan, 2 Dishwasher
Restrictions:	Development Restriction, Restrictive Covenant, Restrictive Covenant-Building Design/Size, Utility Right Of Way
Main Floor	Living Room · 18'1" × 13' ·
Main Floor	Office · 12'6" × 8'6" ·
Main Floor	Dinette · 12' × 9'11" ·
Main Floor	Porch - Enclosed · 16'3" × 11'8" ·
Main Floor	Kitchen · 14'9" × 14'7" ·
Main Floor	Wine Cellar · 5'10" × 2' ·
Main Floor	Dining Room · 20'5" × 10'11" ·
Main Floor	Entrance · 9'1" × 6'6" ·
Main Floor	Walk-In Closet · 4'4" × 3'8" ·
Main Floor	Mud Room · 8' × 7'6" ·
2nd Floor	Bedroom · 11' × 9'4" ·
2nd Floor	Bedroom · 13'3" × 9'3" ·

2nd Floor	Bedroom · 12'4" × 10' ·
2nd Floor	Walk-In Closet · 4'11" × 4'6" ·
2nd Floor	Bedroom - Primary · 18'11" × 13'3" ·
2nd Floor	Nook · 9'11" × 8'5" ·
2nd Floor	Walk-In Closet · 11'2" × 4'6" ·
Basement	Bedroom · 11'7" × 9'10" ·
Basement	Walk-In Closet · 9'10" × 3'8" ·
Basement	Laundry · 13'8" × 11'6" ·
Basement	Storage · 7'6" × 3'1" ·
Basement	Kitchen · 13' × 7'10" ·
Basement	Dining Room · 10'11" × 9'11" ·
Basement	Family Room · 14'9" × 12'11" ·
Basement	Game Room · 17' × 11'7" ·
Basement	Covered Porch · 38' × 12'1" ·
Title to Land:	Fee Simple
Community Features:	Gated, Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, See Remarks, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, Barbecue, Garden, Private Yard
Patio And Porch Features:	Deck, Enclosed, Front Porch, Rear Porch
Lot Features:	Backs on to Park/Green Space, Corner Lot, Garden, Gentle Sloping, Greenbelt, Irregular Lot, Landscaped, Lawn, Pie Shaped Lot, See Remarks, Underground Sprinklers
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/199-hampstead-way-nw-calgary-a2335853/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.