# 36 Hamptons Link NW

Calgary | Active | MLS® A2345322

**$488,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **3** | **3** | **1997** | **1,788 sq. ft.** |

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Listed by Jessica Chan Real Estate & Management Inc.

# A closer look

End Unit Townhouse overlooking beautifully landscaped Green Space in the Hamptons! Welcome to this well-maintained 3 Bedroom, 2.5 Bathroom home offering 1,788 sq.ft. of living space in one of Northwest Calgary's most desirable communities. With a SW-facing rear exposure, an extra-deep Tandem Double Attached Garage, and a peaceful outlook over a beautifully landscaped common courtyard, this home offers a rare sense of openness in townhouse living.

The Main Level features 9' ceilings and a spacious open-concept Living and Dining area designed for comfortable everyday living. The generous Living Room is anchored by a gas fireplace and framed by large rear-facing windows overlooking the landscaped green space. A door off the Living Room leads to the SW-facing rear Deck-an inviting outdoor space for summer BBQs, outdoor dining, or relaxing while enjoying the open courtyard-style setting. Positioned on the opposite side of the Main Level, the Kitchen offers ample cabinetry, a Centre Island with eating bar, corner pantry, and a practical layout that connects naturally to the Breakfast Nook. Surrounded by large windows, the Nook provides a bright and comfortable space for casual meals or morning coffee. A combined 2-piece Bathroom and Laundry area completes the main Level for added everyday convenience.

The Upper Level offers 3 well-sized Bedrooms, including a spacious Primary Bedroom with a Walk-In Closet and private 3-piece ensuite featuring its own skylight for added natural light. A second skylight above the staircase further brightens the upper Level, while two additional Bedrooms and a 4-piece Bathroom complete this functional layout.

The Entrance Level includes a welcoming foyer and access to the extra-deep Tandem Double Attached Garage, offering rooms for two vehicles, additional storage, or workspace flexibility.

Step outside and enjoy the quiet setting this End Unit provides. The SW-facing rear Deck overlooks a beautifully maintained landscaped common courtyard with mature trees, expansive lawns, and natural stone landscaping, creating a peaceful and open setting that is hard to find in townhouse living.

Located in the Hamptons, this home is close to Hamptons Golf Club, parks, pathways, playgrounds, schools, shopping, transit, and everyday amenities, with convenient access to Stoney Trail, Country Hills Boulevard, and Shaganappi Trail. A fantastic opportunity to own an End Unit townhouse with a SW-facing rear exposure, extra-deep garage, and inviting outdoor setting in one of Calgary's most desirable Northwest communities. Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2345322 |
| **Bedrooms** | 3 |
| **Bathrooms** | 3 |

| | |
|---|---|
| **Year Built** | 1997 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Row/Townhouse |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 1,788 sq. ft. |
| **Main Level Finished Area:** | 809 sq. ft. |
| **Upper Level Finished Area:** | 800 sq. ft. |
| **Condo Fee:** | $364.27 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal |
| **Lot Area:** | 2,099 sq. ft. |
| **Lot Frontage:** | 25'1½" |
| **Front Exposure:** | Northeast |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall, End Unit |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1997 (Age: 29) |
| **Bedrooms:** | 3 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |

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|---|---|
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 9710110 |
| **Heating:** | Fireplace(s), Forced Air |
| **Basement:** | None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame |
| **Structure Type:** | Four Plex |
| **Roof:** | Concrete |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Linoleum |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Tandem |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | In Bathroom, Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | La Vita |
| **Community:** | Hamptons |

| | |
|---|---|
| **Amenities:** | Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 19'1" × 11'10" · |
| **Main Floor** | Dining Room · 10'7" × 8'3" · |
| **Main Floor** | Kitchen · 11'6" × 10'3" · |
| **Main Floor** | Nook · 10'3" × 5'6" · |
| **Upper Level** | Bedroom - Primary · 15'1" × 12'1" · |
| **Upper Level** | Bedroom · 10'4" × 9'4" · |
| **Upper Level** | Bedroom · 10'4" × 9'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s) |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | M-CG d44 |
| **Listed Date:** | Sep 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-hamptons-link-nw-calgary-a2345322/

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

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