

# \$539,900 - 95 Hamptons Link Nw, Calgary

MLS® #A2214605

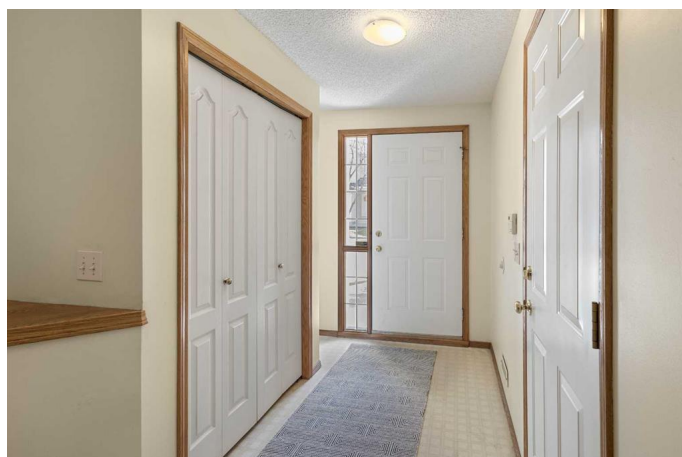
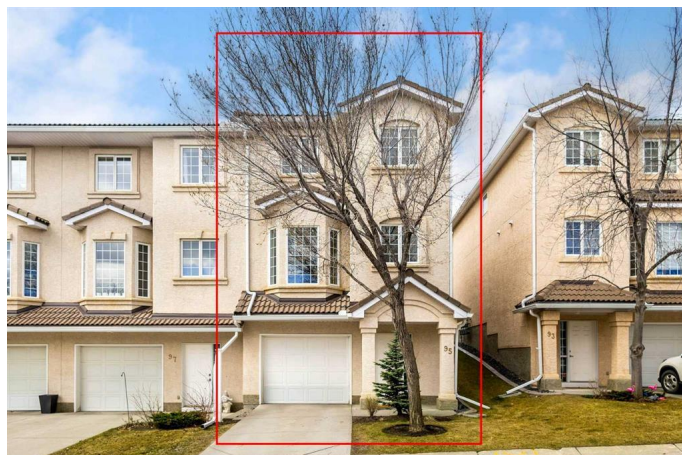
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.05 Acres

Hamptons, Calgary, Alberta

Live it up in LaVita in The Hamptons! Backing onto the golf course is this bright & sun-filled executive townhome in this popular CalBridge complex, with a total of 3 bedrooms, bay windows & fantastic views! This lovely end unit offers an open concept living/dining room with a corner gas fireplace & 9ft ceilings. The eat-in oak kitchen has newer appliances, a handy centre island & a walk-in pantry, with a nice-sized nook area with a bay window. The southwest-facing deck come with BBQ gas line, which is perfect for the summer night. The master bedroom boasts stunning views of the golf course & a full ensuite, plus large walk-in closet so there's plenty of space for everyone. There's a 2nd full bathroom for the 2 other bedrooms to share, a main floor laundry with newer washer & dryer, and a double tandem car garage to keep your cars safe & dry. Complete with a concrete tile roof, low condo fees and loads of storage space, this fabulous condo is available for quick possession, steps from visitor parking & only minutes to the clubhouse, transit, shopping & so much more! Welcome home!



Built in 1997

## Essential Information

MLS® # A2214605

Price \$539,900

Bedrooms 3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,602
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	95 Hamptons Link Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5V9

### **Amenities**

Amenities	Gazebo, Park, Playground, Snow Removal, Visitor Parking
Parking Spaces	3
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, No Neighbours Behind

Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 24th, 2025
Days on Market	3
Zoning	M-CG
HOA Fees	14
HOA Fees Freq.	MON

**Listing Details**

Listing Office	Homecare Realty Ltd.
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