



GRASSROOTS
REALTY GROUP

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176 Hamptons Link NW
Calgary, Alberta

MLS # A2240814



\$509,900

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,803 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Tandem		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 370
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island		

Inclusions:	N/A
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Located in the prestigious community of Hamptons, this well-maintained end-unit 2-storey townhouse offers a functional layout, peaceful green space views, and convenient access to nearby amenities. The Main Level features a spacious Living and Dining Room combo with a cozy gas fireplace, leading to a deck that overlooks a landscaped green space with trees and a walking path—nestled within the complex and surrounded by other townhomes. The Kitchen is equipped with a center island with eating bar, with a bright breakfast nook adjacent. A 2-piece bath and laundry area with extra storage complete the main floor. The home has also been freshly painted throughout. Upstairs offers a generous primary bedroom with ceiling fan, dual closets, and a 4-piece ensuite bath. Two additional well-sized bedrooms share another full 4-piece bath. The entry level includes a double attached tandem garage, providing ample parking and extra storage space. A great opportunity to own an end unit in Hamptons, one of NW Calgary’s most desirable neighborhoods—known for its prestigious golf course, abundant green spaces, well-regarded schools, and strong sense of community. Enjoy easy access to shopping, parks, and public transit, making it ideal for families and professionals alike.