



GRASSROOTS
REALTY GROUP

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47 Hamptons Link NW
Calgary, Alberta

MLS # A2250506



\$515,000

Division:	Hamptons		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,426 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 364
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: None

Welcome to this beautiful, FULLY-DEVELOPED 2-story townhouse in the LA VITA complex in the Hamptons. Step into the main level with an open living room /dining room plan, including a gas fireplace. Check out the AMAZING VIEWS from your patio door. 2 BEDROOMS up, 2.5 BATHS including a 3-pc ensuite. FULLY FINISHED WALK-OUT BASEMENT and SINGLE ATTACHED GARAGE. QUICK POSSESSION AVAILABLE. Close to schools, shopping, and transit. Steps away from Costco and Stony Trail for easy access. The unit is right in front of the visitors' parking and has an open green space. Don't miss out on this opportunity to own in the highly desirable Hamptons! Call today for your viewing appointment