



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**176 Hamptons Link NW**  
**Calgary, Alberta**

**MLS # A2259141**



**\$519,900**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Tile
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	None
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 370
<b>LLD:</b>	-
<b>Zoning:</b>	M-CG d44
<b>Utilities:</b>	-

**Inclusions:** N/A

**\*\*OPEN HOUSE this SAT, Sep 27th at 2-4PM\*\*** Located in the prestigious community of Hamptons, this well-maintained and recently upgraded end-unit 2-storey townhouse offers a functional layout, peaceful green space views, and convenient access to nearby amenities. Upgrades include brand-new LVP flooring on the Main Level, new carpet on the upper level, and fresh paint throughout the entire home. 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.