

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

176 Hamptons Link NW Calgary, Alberta

MLS # A2259141



\$519,900

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

OPEN HOUSE this SAT, Oct 25th at 12-2PM 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.