# \$799,900 - 23 Hampstead Point Nw, Calgary

MLS® #A2213117

# \$799,900

3 Bedroom, 3.00 Bathroom, 1,426 sqft Residential on 0.16 Acres

Hamptons, Calgary, Alberta

Rare opportunity here in this lovingly maintained bungalow in the highly-desirable golf course community of the Hamptons, in this quiet cul-de-sac within walking distance to bus stops & neighbourhood shopping. Original owners of this wonderful 3 bedroom+den home, which enjoys hardwood floors & 2 fireplaces, soaring vaulted ceilings, huge backyard with deck & over 2400sqft of air-conditioned living space. Available for quick possession, you will love the open concept feel of the main floor which is drenched in warm natural light, featuring spacious formal dining room, sunny living room with floor-to-ceiling windows & fireplace, dining nook with access to the backyard & white kitchen with granite counters & skylight, island with bar & white appliances including Bosch dishwasher. The main floor owners' retreat has a big walk-in closet & ensuite with heated tile floors, glass shower & laundry with Samsung washer & dryer. The lower level â€" with 9ft ceilings, is beautifully finished with 2 large bedrooms, games room with wet bar, another full bath & rec room with fireplace. Main floor home office with French door, mudroom with access into the 2 car garage, storage/utility room with sink & built-in shelving, Hunter Douglas blinds & underground sprinkler system, 2 storage sheds & maintenance-free backyard deck with pergola. A truly wonderful home you won't want to miss, nested in this prime location just minutes to the golf course & Hamptons







School, neighbourhood parks & quick easy access to major retail centers & shopping, University of Calgary, hospitals (Alberta Childrens, Foothills Medical Centre & Arthur J.E. Child Cancer Centre) & downtown.

## Built in 1999

#### **Essential Information**

MLS® # A2213117 Price \$799,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,426 Acres 0.16 Year Built 1999

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 23 Hampstead Point Nw

Subdivision Hamptons
City Calgary
County Calgary
Province Alberta
Postal Code T3A 6E9

# **Amenities**

Amenities Park
Parking Spaces 4

Parking Double Garage Attached, Garage Faces Front

# of Garages 2

### Interior

Interior Features Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen

Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s),

Walk-In Closet(s), Wet Bar, Central Vacuum

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings,

Satellite TV Dish

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Living Room, Basement, Tile

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Fire Pit, Garden, Private Yard, Storage

Lot Description Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot,

**Underground Sprinklers** 

Roof Pine Shake

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed April 24th, 2025

Days on Market 6

Zoning R-CG HOA Fees 200 HOA Fees Freq. ANN

# **Listing Details**

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.