

# \$539,900 - 95 Hamptons Link Nw, Calgary

MLS® #A2214605

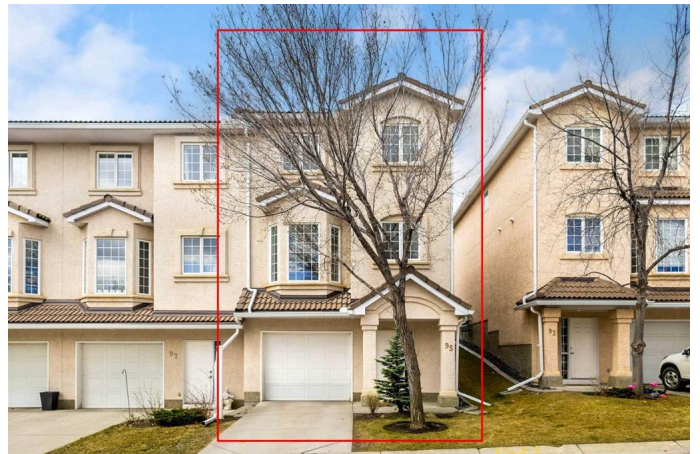
**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,602 sqft

Residential on 0.05 Acres

Hamptons, Calgary, Alberta

Live it up in LaVita in The Hamptons! Backing onto the golf course is this bright & sun-filled executive townhome in this popular CalBridge complex, with a total of 3 bedrooms, bay windows & fantastic views! This lovely end unit offers an open concept living/dining room with a corner gas fireplace & 9ft ceilings. The eat-in oak kitchen has newer appliances, a handy centre island & a walk-in pantry, with a nice-sized nook area with a bay window. The southwest-facing deck come with BBQ gas line, which is perfect for the summer night. The master bedroom boasts stunning views of the golf course & a full ensuite, plus large walk-in closet so there's plenty of space for everyone. There's a 2nd full bathroom for the 2 other bedrooms to share, a main floor laundry with newer washer & dryer, and a double tandem car garage to keep your cars safe & dry. Complete with a concrete tile roof, low condo fees and loads of storage space, this fabulous condo is available for quick possession, steps from visitor parking & only minutes to the clubhouse, transit, shopping & so much more! Welcome home!



Built in 1997

## Essential Information

MLS® # A2214605

Price \$539,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,602         |
| Acres          | 0.05          |
| Year Built     | 1997          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 95 Hamptons Link Nw |
| Subdivision | Hamptons            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 5V9             |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Gazebo, Park, Playground, Snow Removal, Visitor Parking |
| Parking Spaces | 3                                                       |
| Parking        | Double Garage Attached, Tandem                          |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer |
| Heating           | Fireplace(s), Forced Air                                                               |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Basement          | None                                                                                   |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                              |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind |

|              |                    |
|--------------|--------------------|
| Roof         | Clay Tile          |
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 6                |
| Zoning         | M-CG             |
| HOA Fees       | 14               |
| HOA Fees Freq. | MON              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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