

# \$875,000 - 26 Hamptons Grove Nw, Calgary

MLS® #A2223188

**\$875,000**

3 Bedroom, 4.00 Bathroom, 2,235 sqft

Residential on 0.11 Acres

Hamptons, Calgary, Alberta

With over 3,400 sq/ft of developed living space and over 1,330 sq/ft on the main, this ideally located on a quiet street & backing onto a small park, has much to offer. Current owner has many investments, replaced poly B in the entire house (2025), replaced many windows, installed high efficiency furnace (2019), and replaced roof. Tile & hardwood flooring throughout the main & upper levels, gives a rich feeling. The main floor features a front living room, formal dining area, spacious family room with vaulted ceilings, fireplace & built-in bookshelves, den with french door & kitchen with white classic cabinetry, granite counters, island & stainless steel appliances. A spiral staircase leads to the 2nd floor which has three good-size bedrooms, including the master suite with walk-in closet & ensuite with relaxing jetted tub & separate shower. The basement has been finished with a large rec/games room with wet bar & 2nd fireplace, bathroom & 4th bedroom. There is lots of room for the kids to play in the backyard & even more space in the park behind. Call your favourite realtor now before it is sold.

Built in 1992

## Essential Information

MLS® # A2223188

Price \$875,000

Bedrooms 3



|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,235       |
| Acres          | 0.11        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 26 Hamptons Grove Nw |
| Subdivision | Hamptons             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 5C2              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Vinyl Windows, Bar                                                     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge |
| Heating           | Natural Gas, High Efficiency                                                                            |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 2                                                                                                       |
| Fireplaces        | Gas, Wood Burning                                                                                       |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Finished                                                                                          |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                          |
|-----------------|----------------------------------------------------------|
| Lot Description | Lawn, Backs on to Park/Green Space, No Neighbours Behind |
| Roof            | Asphalt Shingle                                          |
| Construction    | Stucco                                                   |
| Foundation      | Poured Concrete                                          |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 117            |
| Zoning         | R-C1           |
| HOA Fees       | 200            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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