

\$798,000 - 11 Hamptons Bay Nw, Calgary

MLS® #A2237172

\$798,000

2 Bedroom, 3.00 Bathroom, 1,564 sqft

Residential on 0.13 Acres

Hamptons, Calgary, Alberta

Price reduced to sell! Open House Sunday,
August 3rd from 2-4 PM

Elegant Villa Living in The Hamptons â€”
Custom-built home by Calbridge Homes.

Discover upscale living in one of NW
Calgaryâ€™s most sought-after
communitiesâ€”The Hamptons. This
custom-built villa combines timeless elegance
with modern comfort, offering 2,900 sq. ft. of
beautifully developed space across two levels.

From the moment you step inside, you're
greeted by vaulted ceilings, gleaming
upgraded laminate floors, and an abundance
of natural light through floor-to-ceiling
windows. The open-concept main floor
features a spacious Great Room anchored by
a three-sided gas fireplace, a generous formal
dining area, and a bright, modern kitchen with
a cozy breakfast nook that opens onto a 14'x
14' deckâ€”perfect for morning coffee or
evening relaxation. Conveniently located is the
large office with a large front-facing window
framed by oak wood bookshelves.

The luxurious primary suite easily
accommodates a king-sized bedroom set,
featuring a spacious sitting area, massive
walk-in closet, a spa-inspired in-suite with a
walk-in jetted tub, oversized shower, and a
vanity. A 2-piece guest bath, main floor
laundry/mudroom, and double attached
garage complete the main level.

The fully developed lower level is an
entertainerâ€™s dream with a large family
room, second gas fireplace, games area,



another bedroom, a den/home office, exhaust-vented workshop, and a full 4-piece bath—ideal for guests or multigenerational living.

This home is loaded with upgrades and offers the perfect blend of low-maintenance villa living and spacious design. Don't miss your chance to own in this prestigious community—book your private showing today!

Built in 1997

Essential Information

MLS® #	A2237172
Price	\$798,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,564
Acres	0.13
Year Built	1997
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	11 Hamptons Bay Nw
Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5R6

Amenities

Amenities	Clubhouse, Golf Course
Parking Spaces	4

Parking	Double Garage Attached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Bookcases, Natural Woodwork, Skylight(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Freezer, See Remarks, Water Softener
Heating	Forced Air, Humidity Control, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Mantle, Glass Doors, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Lawn, City Lot
Roof	Concrete
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 14th, 2025
Days on Market	20
Zoning	R-C2
HOA Fees	180
HOA Fees Freq.	MON

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.