

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

MLS® #A2213117

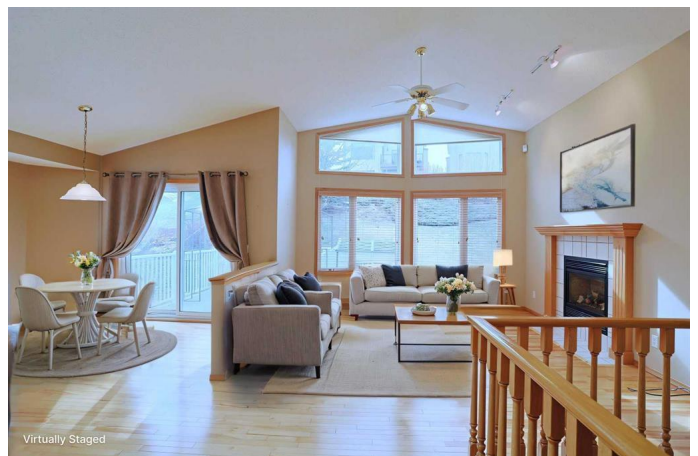
**\$799,900**

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 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 | 21               |
| Zoning         | R-CG             |
| HOA Fees       | 200              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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