

# \$890,000 - 26 Hamptons Grove Nw, Calgary

MLS® #A2223188

**\$890,000**

4 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                      \$890,000

Bedrooms                4



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	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### 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	86
Zoning	R-C1
HOA Fees	200
HOA Fees Freq.	ANN

### **Listing Details**

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

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.