

# \$515,000 - 47 Hamptons Link Nw, Calgary

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MLS® #A2255786

## \$515,000

2 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.00 Acres

Hamptons, Calgary, Alberta

Welcome to this beautiful, FULLY-DEVELOPED 2-story townhouse in the LA VITA complex in the Hamptons. Step into the main level with an open living room /dining room plan, including a gas fireplace. Check out the AMAZING VIEWS from your patio door. 2 BEDROOMS up, 2.5 BATHS including a 3-pc ensuite. FULLY FINISHED WALK-OUT BASEMENT and SINGLE ATTACHED GARAGE. QUICK POSSESSION AVAILABLE. Close to schools, shopping, and transit. Steps away from Costco and Stony Trail for easy access. The unit is right in front of the visitors' parking and has an open green space. Don't miss out on this opportunity to own in the highly desirable Hamptons! Call today for your viewing appointment.



Built in 1997

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255786    |
| Price          | \$515,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,426       |
| Acres          | 0.00        |
| Year Built     | 1997        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 47 Hamptons Link Nw |
| Subdivision | Hamptons            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3A 5V9             |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 2                         |
| Parking        | Single Garage Attached    |
| # of Garages   | 1                         |

**Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking                                |
| Appliances        | Dishwasher, Dryer, Electric F<br>Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | Sep. HVAC Units                                           |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Gas                                                       |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full                                            |

**Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Garden, Playground |
| Lot Description   | Rectangular Lot    |
| Roof              | Asphalt            |
| Construction      | Stucco             |
| Foundation        | Poured Concrete    |

**Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 10th, 2025 |
|-------------|----------------------|



|                |          |
|----------------|----------|
| Days on Market | 7        |
| Zoning         | M-CG d44 |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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