

# \$759,000 - 107 Hampshire Close Nw, Calgary

MLS® #A2255348

**\$759,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft  
Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Welcome to this well-maintained 2-storey split home in the prestigious community of Hamptons, offering incredible value as the lowest asking price for a walkout home of this type in the area! With nearly 1,900 sq. ft. of living space above grade plus a fully developed walkout basement, this home features 3+2 bedrooms and 3.5 bathrooms, and has been lovingly cared for by the owner, who occupied the home only seasonally, keeping it in excellent condition throughout.

The main level boasts an inviting living room and dining room with soaring vaulted ceilings, filling the space with natural light. A functional kitchen with plenty of cabinetry opens to the dining area, with direct access to the east-facing deck – perfect for enjoying your morning coffee with the sunrise. The cozy family room with a fireplace creates a warm and welcoming atmosphere.

Upstairs, you’ll find 3 generously sized bedrooms, including a primary suite that offers a private ensuite and ample closet space. The bright and airy bedrooms are designed for comfort and functionality, providing plenty of room for family, guests, or a home office.

The true highlight of this home is the rare, fully developed walkout basement – a feature seldom found in the Hamptons at this price point. Bright and spacious, this lower level offers 2 additional bedrooms, a full bathroom,



and a large recreation room with abundant natural light. With direct access to the backyard, it not only expands your living space but also presents excellent potential for generating extra rental income. Whether for extended family, guests, or investors seeking added value, this versatile space is a standout advantage.

This outstanding home is situated in a much sought-after community with highly rated schools, tennis courts, sports courts, beautiful parks, a paved bike path system, many playgrounds, local shopping, and the enviable Hamptons Golf Course, and is conveniently close to Stoney Trail.

Don't miss this opportunity to own a walkout home in the Hamptons with over 2,700 sq. ft. of total living space – most of the furniture included.

Built in 1990

### **Essential Information**

MLS® #	A2255348
Price	\$759,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address 107 Hampshire Close Nw

Subdivision	Hamptons
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4X9

### **Amenities**

Amenities	Community Gardens
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Garburator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Storage
Lot Description	Rectangular Lot, Treed, Sloped
Roof	Cedar Shake
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 8th, 2025
Days on Market	67
Zoning	R-CG
HOA Fees	210
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office

First Place Realty

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