

# \$849,900 - 15 Hampshire Close Nw, Calgary

MLS® #A2252395

**\$849,900**

4 Bedroom, 3.00 Bathroom, 1,596 sqft

Residential on 0.17 Acres

Hamptons, Calgary, Alberta

Steps to a park & walking distance to the Edgemont Superstore shopping complex is this wonderful former showhome in the highly-desirable golf course community of the Hamptons. Offering a total of 4 bedrooms & 3 full baths, this fully finished bungalow enjoys soaring vaulted ceilings & central air, heated oversized 2 car garage, beautiful hardwood floors, South backyard & a host of improvements including new roof, stucco exterior & the polyB pipes replaced with PEX. Available for quick possession, this fantastic estate home has a sensational floorplan bathed in natural light, & features a sunny living room with floor-to-ceiling windows, open to the large dining room which will easily fit your family dinners. The bright eat-in kitchen & nook “complemented by a big bay window & cork floors, has loads of cabinet space, built-in desk, walk-in pantry & the appliances include a cooktop stove & new (2025) built-in convection oven. Main floor has 2 spacious bedrooms & 2 full bathrooms; the owners’™ retreat has a huge walk-in closet, bay window & ensuite with soaker tub, separate shower & double vanities. Lower level is finished with 2 more bedrooms, another full bath & rec room with wet bar, gas fireplace & built-in bookcases. There’s™ also plenty of additional space for storage or future development. Main floor laundry complete with built-in cabinets & Whirlpool washer & dryer. Other extras include Hunter Douglas blinds, low-flow/dual-flush toilets, natural gas line for



your BBQ on the deck, central vacuum system & storage shed in the South backyard with maintenance-free vinyl fencing, deck (with new vinyl decking in 2023) & patio. Roof/eaves/downspouts are brand new in 2025 & new stucco exterior in 2024. Located on this terrific corner lot only a few short minutes walk to bus stops & the Hamptons Park tennis courts, quick commute to the Hamptons School & neighbourhood shopping, & easy access to area recreational amenities, University of Calgary & hospitals, downtown & so much more!

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252395    |
| Price          | \$849,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,596       |
| Acres          | 0.17        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 15 Hampshire Close Nw |
| Subdivision | Hamptons              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 4X9               |

**Amenities**

|           |      |
|-----------|------|
| Amenities | Park |
|-----------|------|

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 4                                                                    |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, Oversized |
| # of Garages   | 2                                                                    |

## Interior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                         |
| Fireplaces        | Gas, Recreation Room, Brick Facing                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                            |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                          |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 5                   |
| Zoning         | R-CG                |
| HOA Fees       | 200                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

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

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.