

# \$759,000 - 135 Hamptons Park Nw, Calgary

MLS® #A2265433

**\$759,000**

1 Bedroom, 2.00 Bathroom, 1,246 sqft  
Residential on 0.12 Acres

Hamptons, Calgary, Alberta

This rare and exquisite villa bungalow offers a truly special setting with breathtaking park views and a peaceful, private location just steps from scenic green pathways. The open-concept kitchen overlooks the park, featuring bright white cabinetry, a spacious bay-window nook, and beautiful oak hardwood floors that flow seamlessly into the elegant formal dining room and vaulted great room with a two-way fireplace—perfect for entertaining or quiet evenings in. Enjoy a large primary suite with soaring ceilings, a 4-piece spa-inspired ensuite complete with a walk-in soaker tub and separate shower, plus a main-floor den with another bay window offering abundant natural light. Outside, the expansive rear deck and lush manicured surroundings provide an oasis of calm with direct views of Hamptons Park. The property adjoins a beautiful park leading to tennis courts, golf course and a playground, this home belongs to an exclusive HOA community (\$221/month) that includes professional landscaping and snow removal—even your driveway! Enjoy luxury, privacy, and convenience in this turn-key villa—not a condo, but a true carefree lifestyle!



Built in 1992

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2265433  |
| Price  | \$759,000 |

|                |                     |
|----------------|---------------------|
| Bedrooms       | 1                   |
| Bathrooms      | 2.00                |
| Full Baths     | 1                   |
| Half Baths     | 1                   |
| Square Footage | 1,246               |
| Acres          | 0.12                |
| Year Built     | 1992                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 135 Hamptons Park Nw |
| Subdivision | Hamptons             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 5A6              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Snow Removal                        |
| Parking Spaces | 2                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Built-in Features, Crown Molding, Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings    |
| Heating           | Forced Air, Natural Gas, Fireplace Insert                                    |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas, Glass Doors, Great Room                                                 |
| # of Stories      | 1                                                                            |
| Has Basement      | Yes                                                                          |
| Basement          | Full, Unfinished                                                             |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Clay Tile                    |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |
| HOA Fees       | 210                |
| HOA Fees Freq. | MON                |

**Listing Details**

|                |      |
|----------------|------|
| Listing Office | Tink |
|----------------|------|

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