

# \$949,900 - 3 Hampstead Hill Nw, Calgary

MLS® #A2220912

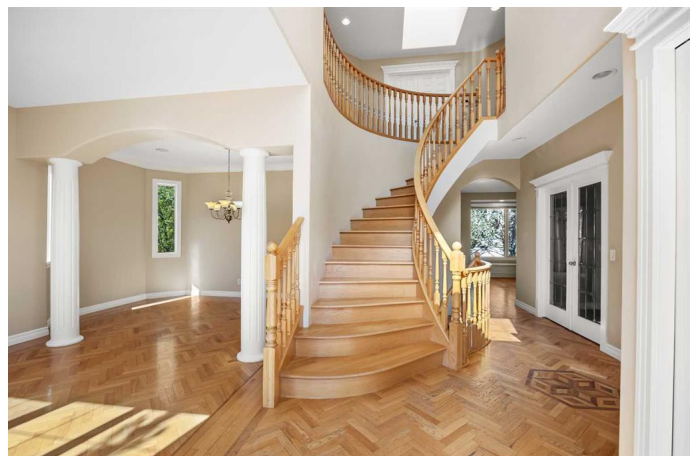
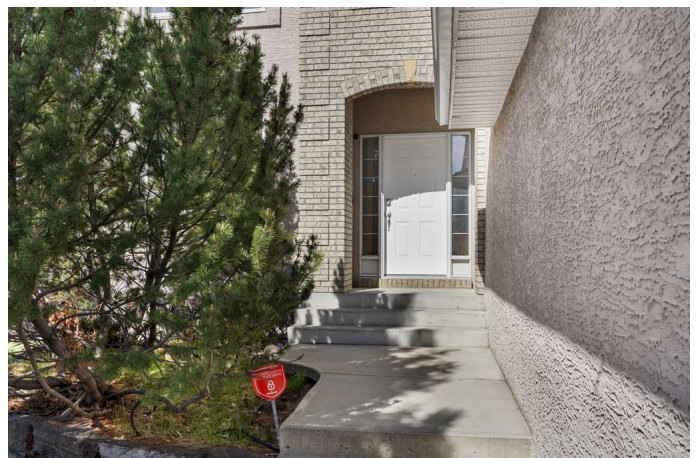
**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,480 sqft

Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Located in the prestigious Hamptons, this elegant 2,480 sq ft two-storey home offers 3 bedrooms, 2.5 baths, and a rare Heated Triple Attached Garage (one tandem bay) — ideal for three vehicles or extra storage. Set on a beautifully landscaped corner lot, this stylish and functional home features hardwood flooring, 9-foot ceilings on the main level, and newly installed carpet upstairs. Step inside to a soaring 18-foot foyer and a grand spiral staircase with a skylight above. Then you'll find a bright Living Room and formal Dining Room are perfect for hosting. The large Family Room features a gas fireplace, built-in bookcases, and a cozy window bench, creating a warm and relaxation atmosphere for everyday living. The well-appointed Kitchen with a centre island, granite countertops, pantry, and ample cabinetry is complemented by a spacious Breakfast Nook with access to the rear Deck. A private Den with French doors, Half Bath and a Mudroom with Laundry and sink complete the main level. Going upstairs, there's the large Primary Bedroom offers a retreat with a private 5-piece Ensuite and a walk-in closet. This spa-like bath features a Jetted Tub, Double Vanity and a separate shower. Two additional good sized Bedrooms share a Full Bath, providing comfortable accommodation for family or guests. The full unfinished Basement offers endless possibilities for future development — whether it's a recreation room, home gym, or additional bedrooms. It also includes a



bathroom rough-in, making it easy to add a full bath later. Two hot water tanks ensure convenience and comfort for larger households. Enjoy outdoor living with a generously sized, beautifully landscaped backyard featuring a paved patio, mature trees, and fruit trees that add both beauty and bounty. Whether you're relaxing under the shade or hosting summer BBQs on the deck with a convenient gas line, this private outdoor space is perfect for family fun, gardening, or quiet retreat. This exceptional home is just minutes from the Hamptons Golf Club, parks, top-rated schools, and scenic walking paths. Don't miss your chance to make it yours—book your showing today.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220912    |
| Price          | \$949,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,480       |
| Acres          | 0.14        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 3 Hampstead Hill Nw |
| Subdivision | Hamptons            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |

Postal Code T3A 6E5

### Amenities

Amenities None

Parking Spaces 5

Parking Heated Garage, Insulated, Triple Garage Attached, Tandem

# of Garages 3

### Interior

Interior Features Bookcases, Built-in Features, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas, Mantle

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features BBQ gas line

Lot Description Corner Lot, Landscaped, Rectangular Lot, Treed

Roof Wood

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 15th, 2025

Days on Market 31

Zoning R-CG

HOA Fees 210

HOA Fees Freq. ANN

### Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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