# \$749,900 - 4 Hampshire Circle Nw, Calgary

MLS® #A2240460

## \$749,900

3 Bedroom, 3.00 Bathroom, 1,890 sqft Residential on 0.14 Acres

Hamptons, Calgary, Alberta

Nestled in the highly sought-after neighbourhood of Hamptons, this beautifully maintained two-storey home combines timeless elegance with thoughtful functionalityâ€"perfectly suited for families and professionals alike.

Upon entry, you're welcomed by a refined layout featuring a formal living and dining room, complete with included furnishings, ideal for hosting and everyday living. The main floor flows seamlessly into a bright, well-appointed kitchen that opens onto an expansive deckâ€"perfect for summer entertaining or relaxing in the evening sun. Family Room next to the kitchen makes for ease to watch over the children while preparing meals.

Upstairs, the serene primary suite offers a peaceful retreat, complete with a spacious walk-in closet and a spa-like ensuite. Two additional bedrooms and a full bath provide comfortable, well-proportioned spaces for family or guests. Soft white carpeting throughout the upper level enhances the airy, cohesive feel of the home.

The fully developed basement offers exceptional versatility with a large bedroom or office space and a welcoming recreation roomâ€"ideal for movie nights, hobbies, or guest stays.

Notable upgrades include new roof (2022), air conditioning, and the complete removal of Poly B plumbing (2025).







Set in an unbeatable location close to top-rated schools, parks, shopping, and the outstanding amenities the Hamptons community is known for, this exceptional residence is a rare opportunity in one of Calgary's premier areas.

#### Built in 1992

#### **Essential Information**

MLS® # A2240460 Price \$749,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,890 Acres 0.14 Year Built 1992

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 4 Hampshire Circle Nw

Subdivision Hamptons
City Calgary
County Calgary
Province Alberta
Postal Code T3A 4Y3

#### **Amenities**

Amenities Clubhouse

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

# Interior

Interior Features Vaulted Ceiling(s)

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

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features None

Lot Description Corner Lot, Front Yard, Lawn, Landscaped, Level, Many Trees, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 18th, 2025

Days on Market 109

Zoning R-CG

HOA Fees 210

HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX Realty Professionals

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.