

22 Hampstead Green NW  
Calgary, Alberta

MLS # A2223671



**\$530,000**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	\$ 311
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 3-bedroom end unit townhouse, nestled in the vibrant and friendly community of Hamptons in Calgary. This home boast a bright and spacious living room with 9-foot ceilings and a cozy corner fireplace-perfect for entertaining guests. The open concept kitchen features a central island, ideal for cooking and hosting gatherings. Upstairs, the expansive primary bedroom offers a private ensuite with luxurious soaker tub and separate shower. Two additional generously sized bedrooms and a full bathroom complete the second floor. Additional highlights include a double tandem garage and a prime location close to shopping centers, schools, parks, a golf course, and all essential amenities. Don't miss out this incredible opportunity.