

## 138 Hampstead Circle NW Calgary, Alberta

**MLS # A2243185**



**\$796,900**

<b>Division:</b>	Hamptons		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome Home! Beautifully Renovated Family Home In one of the Calgary's prestigious communities "The Hamptons": 138 Hampstead Circle NW, Calgary, AB Size: 1,868 sq ft above grade + Fully Finished Basement Bedrooms: 3+1 Bathrooms: 4 (2 Full, 2 Half). Welcome to this meticulously updated two-storey home offering over 2,600 sqft of total living space. This property combines timeless charm with modern upgrades—perfect for families seeking comfort, convenience and access to top-rated schools. Main Floor Highlights: Spacious living room with gas fireplace and abundant natural light. Flexible bonus space ideal for formal dining, sitting area, or home office. Fully renovated kitchen (2025) featuring upgraded cabinetry, large island, pantry, and bright dining nook. Walkout to a freshly painted oversized deck and private fenced backyard. Upper Level: Three generous bedrooms, including a luxurious primary suite with walk-in closet, 5-piece ensuite with jetted tub and separate shower, Skylit 3-piece main bath with updated fixtures. Finished Basement: Expansive family/recreation room, 2-piece bathroom, Bonus room ideal for a fourth bedroom, gym, or home office. Recent Upgrades (Completed in 2025): Poly-B plumbing replaced, New roof, Fresh paint throughout, Luxury vinyl plank flooring, Renovated bathrooms, Custom-built storage in garage and basement. Location & Community: Walking distance to Hamptons School, parks, green spaces, shopping, and public transit, Zoned for Tom Baines Junior High and Sir Winston Churchill High School. Quiet, family-friendly neighborhood with strong community spirit and amenities. This move-in-ready home showcases true pride of ownership and is a rare find in one of Calgary's most desirable areas. Contact your REALTOR® today to book a private showing!