

HAMPTONS

87 HAMPTONS LINK NW



Ryan Assen
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themckelviigroup.com



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

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Real Broker

87 HAMPTONS LINK NW

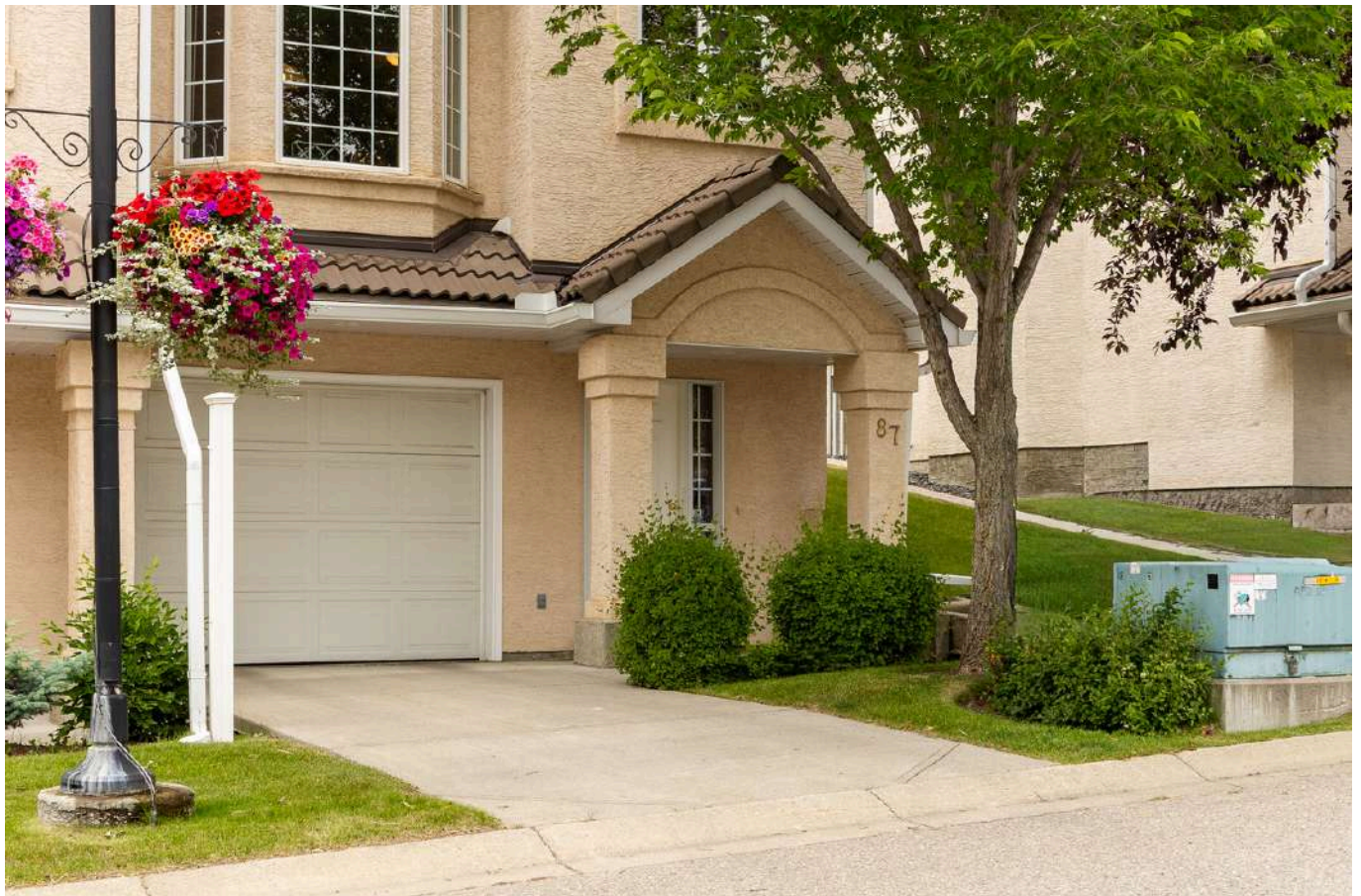
Wake up to fairway views every morning — this nearly 2,000 square foot townhome has had one owner for 30 years. Tucked into the impeccably maintained La Vita complex, this townhome has been cared for meticulously, and it shows in all the right ways.

Step through the front door and you're welcomed by a large landing with heated floors and direct access to the garage, a practical entry that keeps daily life organized before leading you up to the main level. The view is the story here. The main floor living and dining space is anchored by a cozy gas fireplace and framed by large windows that look straight out over the fairways of the Hamptons Golf Club. Step onto the deck and the course becomes your backdrop, whether it's coffee while the morning groups tee off, dinner as the light stretches across the greens, or the quiet white calm of winter. With 9-foot ceilings and laminate and tile flooring throughout, the main level feels open and bright without losing its warmth. The kitchen has been thoughtfully updated with granite countertops, stainless steel appliances (approximately 5 years old), and heated floors underfoot. It keeps its practical bones too, with a central island, corner pantry, and a sunny breakfast nook that makes it easy to linger over a second cup. An updated half bath with laundry rounds out the main floor.

Upstairs, the primary bedroom carries the same view, and waking up to the fairways through the large bay window is the kind of everyday luxury that's hard to give up. His-and-hers closets and a fully updated 4-piece ensuite with granite counters and a beautiful tiled stand-up shower with glass doors complete the retreat. Two additional bedrooms and a second updated full bathroom, also finished with granite, round out the upper level. Every bathroom in the home has been renewed, so the work here is already done.

The tandem double attached garage offers parking plus genuine storage flexibility, with additional storage in the utility room off the front entry.

This is a community that gives you a reason to be outside in every season, with tennis courts in the summer, the outdoor rink in the winter, and scenic walking and biking paths that wind through it all year round. Lock the door and head to the mountains, walk to your tee time, or spend a Sunday exploring the pathways. The school lineup is a real strength too, with The Hamptons School, Tom Baines, and Sir Winston Churchill High School all serving the area, and with Stoney Trail and every NW Calgary amenity just minutes away, you're truly in the heart of it all. Some homes ask you to imagine the lifestyle. This one hands it to you, fairway views and all.





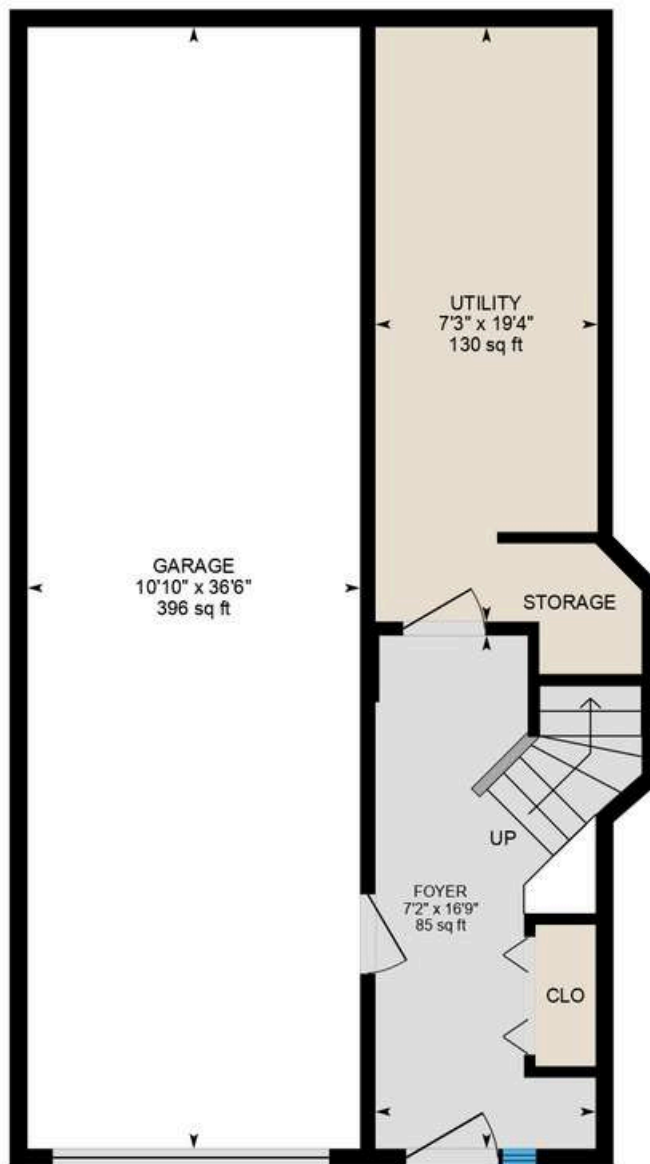
THE FLOOR PLAN

ENTRY LEVEL:

EXTERIOR AREA:
320.58 SQ. FT.

INTERIOR AREA:
267.91 SQ. FT.

EXCLUDED AREA:
430.52 SQ. FT.



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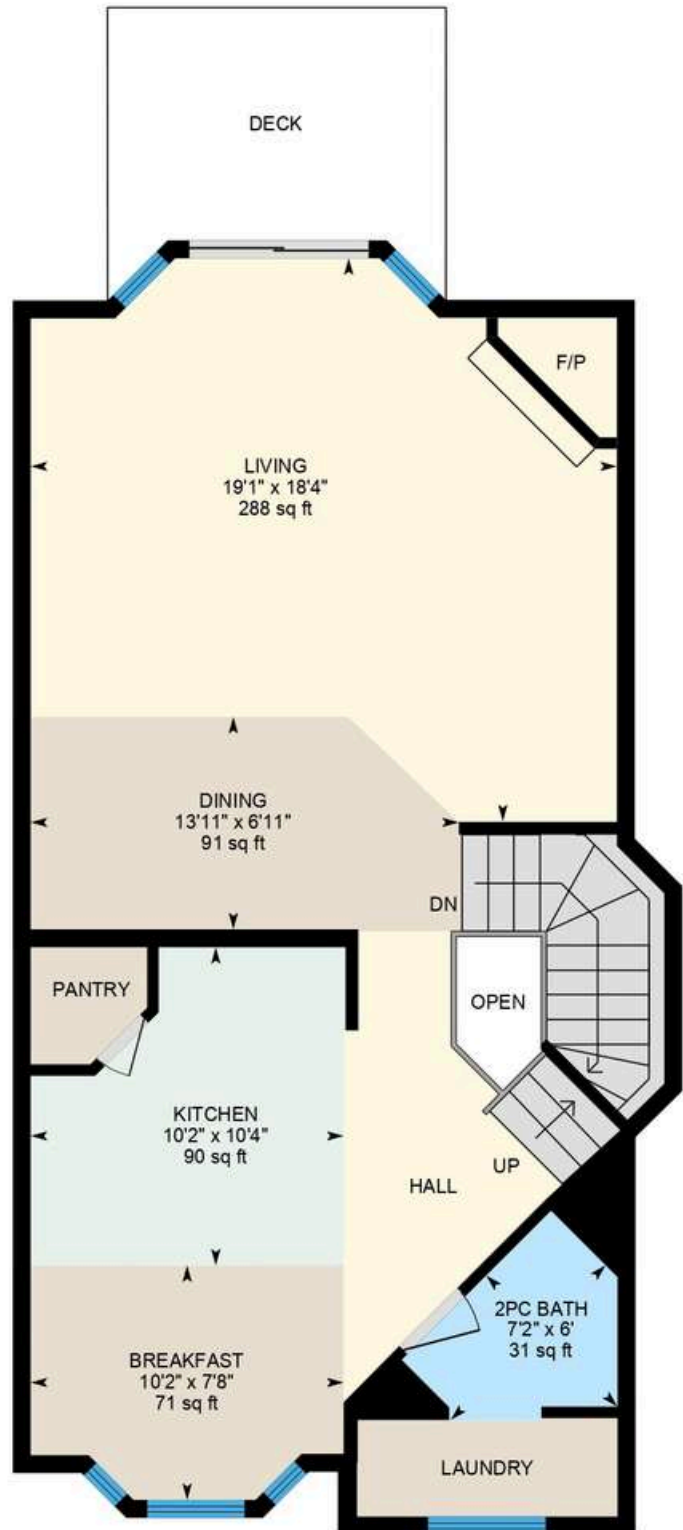
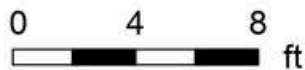
THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
820.23 SQ. FT.

INTERIOR AREA:
748.51 SQ. FT.

EXCLUDED AREA:
11.99 SQ. FT.



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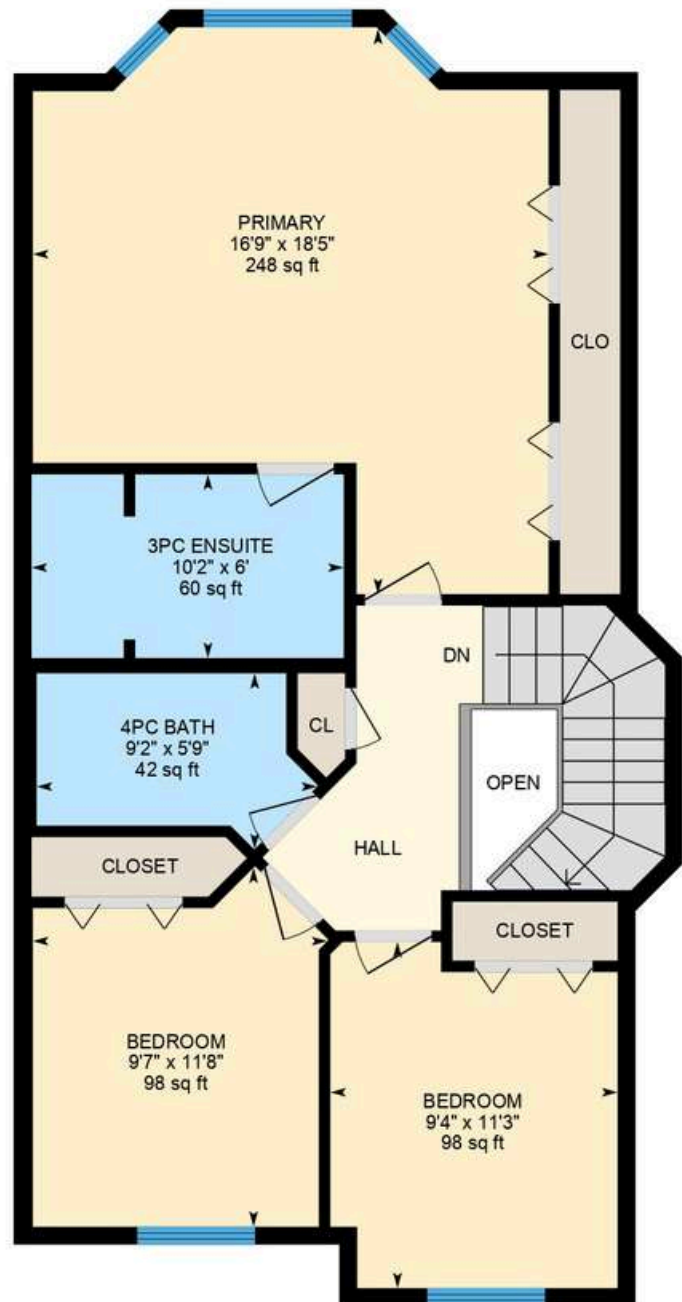
THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
810.13 SQ. FT.

INTERIOR AREA:
739.02 SQ. FT.

EXCLUDED AREA:
13.25 SQ. FT.



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ROOM DIMENSIONS

Main Building

ENTRY LEVEL

Foyer: 7'2" x 16'9" | 85 sq ft
Garage: 10'10" x 36'6" | 396 sq ft
Utility: 7'3" x 19'4" | 130 sq ft

MAIN FLOOR

2pc Bath: 7'2" x 6' | 31 sq ft
Breakfast: 10'2" x 7'8" | 71 sq ft
Dining: 13'11" x 6'11" | 91 sq ft
Kitchen: 10'2" x 10'4" | 90 sq ft
Living: 19'1" x 18'4" | 288 sq ft

2ND FLOOR

3pc Ensuite: 10'2" x 6' | 60 sq ft
4pc Bath: 9'2" x 5'9" | 42 sq ft
Bedroom: 9'4" x 11'3" | 98 sq ft
Bedroom: 9'7" x 11'8" | 98 sq ft
Primary: 16'9" x 18'5" | 248 sq ft

Main Building

ENTRY LEVEL

Interior Area: 267.91 sq ft
Excluded Area: 430.52 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 320.58 sq ft

MAIN FLOOR

Interior Area: 748.51 sq ft
Excluded Area: 11.99 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 820.23 sq ft

2ND FLOOR

Interior Area: 739.02 sq ft
Excluded Area: 13.25 sq ft
Perimeter Wall Thickness: 7.0 in
Exterior Area: 810.13 sq ft

Total Above Grade Floor Area, Main Building

Interior Area: 1755.43 sq ft
Excluded Area: 455.76 sq ft
Exterior Area: 1950.93 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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87 Hamptons Link NW Calgary, AB T3A 5V9

Residential

Active

A2341696

PD:

DOM: 0

LP: \$525,000.00

OP: \$525,000.00

Banner:

Backing the Hamptons Golf Club, beautifully maintained by one owner for nearly 30 years.



Class:	Row/Townhouse	City:	Calgary
County:	Calgary	Subdivision:	Hamptons
Type:	Four Plex	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	1997	RMS SQFT:	1,950.93
LINC#:	0026957457	LP/SF:	\$269.10
Arch Style:	2 Storey	Suite:	No
# Beds on Main:	0	# EnSuites:	1
# Illegal Suite:	0	# Legal Suite:	0
Possession:	45 days / Neg	Lot Size:	2561 SF 237.92 SM
Lot Dim:		Lot Depth:	M'
Front Length:	6.12M 20' 1"	Lot:	Condo: Yes
Legal Desc:	9710110;55	Zoning:	M-CG d44
Legal Pln:	9710110 Blk:	Title to Lnd:	Fee Simple
		Disclosures:	No Disclosure
		Restrict:	Pet Restrictions or Board approval Required
		Tax Amt/Yr:	\$3,501.00/2026
		Loc Imp Amt:	
		Front Exp:	E

Recent Change: **09/01/2026 : NEW**

Public Remarks: Wake up to fairway views every morning — this nearly 2,000 square foot townhome has had one owner for 30 years. Tucked into the impeccably maintained La Vita complex, this townhome has been cared for meticulously, and it shows in all the right ways. Step through the front door and you're welcomed by a large landing with heated floors and direct access to the garage, a practical entry that keeps daily life organized before leading you up to the main level. The view is the story here. The main floor living and dining space is anchored by a cozy gas fireplace and framed by large windows that look straight out over the fairways of the Hamptons Golf Club. Step onto the deck and the course becomes your backdrop, whether it's coffee while the morning groups tee off, dinner as the light stretches across the greens, or the quiet white calm of winter. With 9-foot ceilings and laminate and tile flooring throughout, the main level feels open and bright without losing its warmth. The kitchen has been thoughtfully updated with granite countertops, stainless steel appliances (approximately 5 years old), and heated floors underfoot. It keeps its practical bones too, with a central island, corner pantry, and a sunny breakfast nook that makes it easy to linger over a second cup. An updated half bath with laundry rounds out the main floor. Upstairs, the primary bedroom carries the same view, and waking up to the fairways through the large bay window is the kind of everyday luxury that's hard to give up. His-and-hers closets and a fully updated 4-piece ensuite with granite counters and a beautiful tiled stand-up shower with glass doors complete the retreat. Two additional bedrooms and a second updated full bathroom, also finished with granite, round out the upper level. Every bathroom in the home has been renewed, so the work here is already done. The tandem double attached garage offers parking plus genuine storage flexibility, with additional storage in the utility room off the front entry. This is a community that gives you a reason to be outside in every season, with tennis courts in the summer, the outdoor rink in the winter, and scenic walking and biking paths that wind through it all year round. Lock the door and head to the mountains, walk to your tee time, or spend a Sunday exploring the pathways. The school lineup is a real strength too, with The Hamptons School, Tom Baines, and Sir Winston Churchill High School all serving the area, and with Stoney Trail and every NW Calgary amenity just minutes away, you're truly in the heart of it all. Some homes ask you to imagine the lifestyle. This one hands it to you, fairway views and all.

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:	76.20	Mtr2	820.23	SqFt
Baths:	0	1	0	1	0	0	Bed Abv: 3	Total AG:	181.25	Mtr2	1,950.93	SqFt
EnSt Bth:	0	0	1	0	0	0	Rms Abv: 7					

Garage Dims (L x W): 10' 10" x 36' 6"

Property Information

Basement:	None	Laundry Ft:	Lower Level
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stucco, Wood Frame	Fireplaces:	1/Gas, Living Room
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Laminate
Exterior Feat:	None	Fencing:	None
Roof Type:	Clay Tile	Patio/Porch:	Deck
Reports:	Floor Plans, RMS Supplements, Title		
Parking:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Tandem	Total:	3
Features:	Breakfast Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage		
Comm Feature:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths		
Lot Features:	Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Rectangular Lot, Street Lighting, Treed		
Goods Include:	Alarm System Hardware		
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings		
Other Equip:	None		
Goods Exclude:	None		

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Condo Information

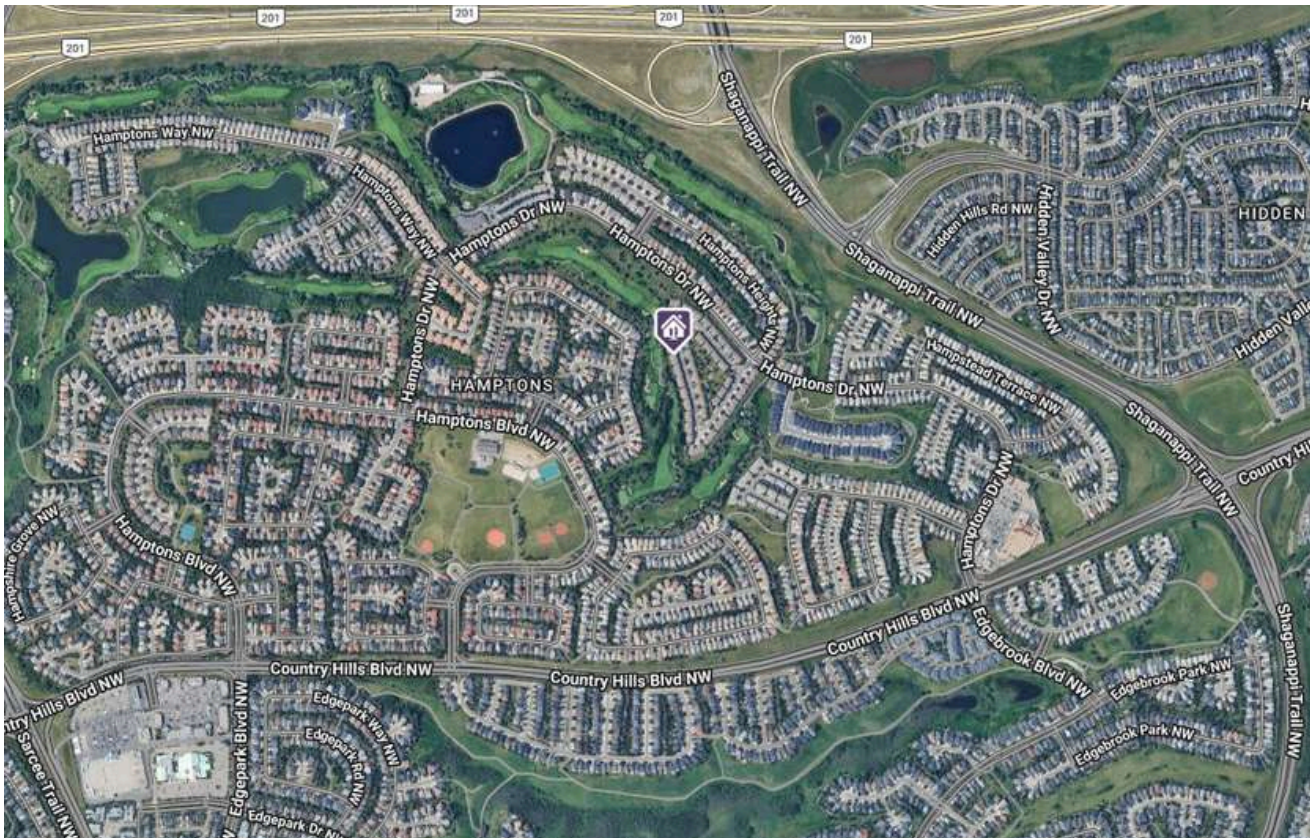
Condo Name:	La Vita	Post Tension:		Condo Fee:	\$392.95/Monthly
Condo Type:	Bare Land Condo			HOA:	
Mgmt Co/Ph:	403-536-7080			Floor #:	1
Prk Plan Type:	Attached Garage	Prk Stall #:		# Elevators:	
Legal Desc:	9710110/55	Storage Type:	In Living Unit	Total Floors:	
Legal Park:				Common Walls:	1 Common Wall, End Unit, No One Above, No One Below
Legal Stor:		Locker #:		Unit Exposure:	W
# of Units:		Registrd Size:	237.09	Unit Factor:	66.0
Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal Land			Prk Unit Factor:	
Reg Size Incl:	Land			Floor Location:	
Assoc Amen:	Visitor Parking				
Pets Allowed:	Restrictions, Cats OK, Dogs OK				

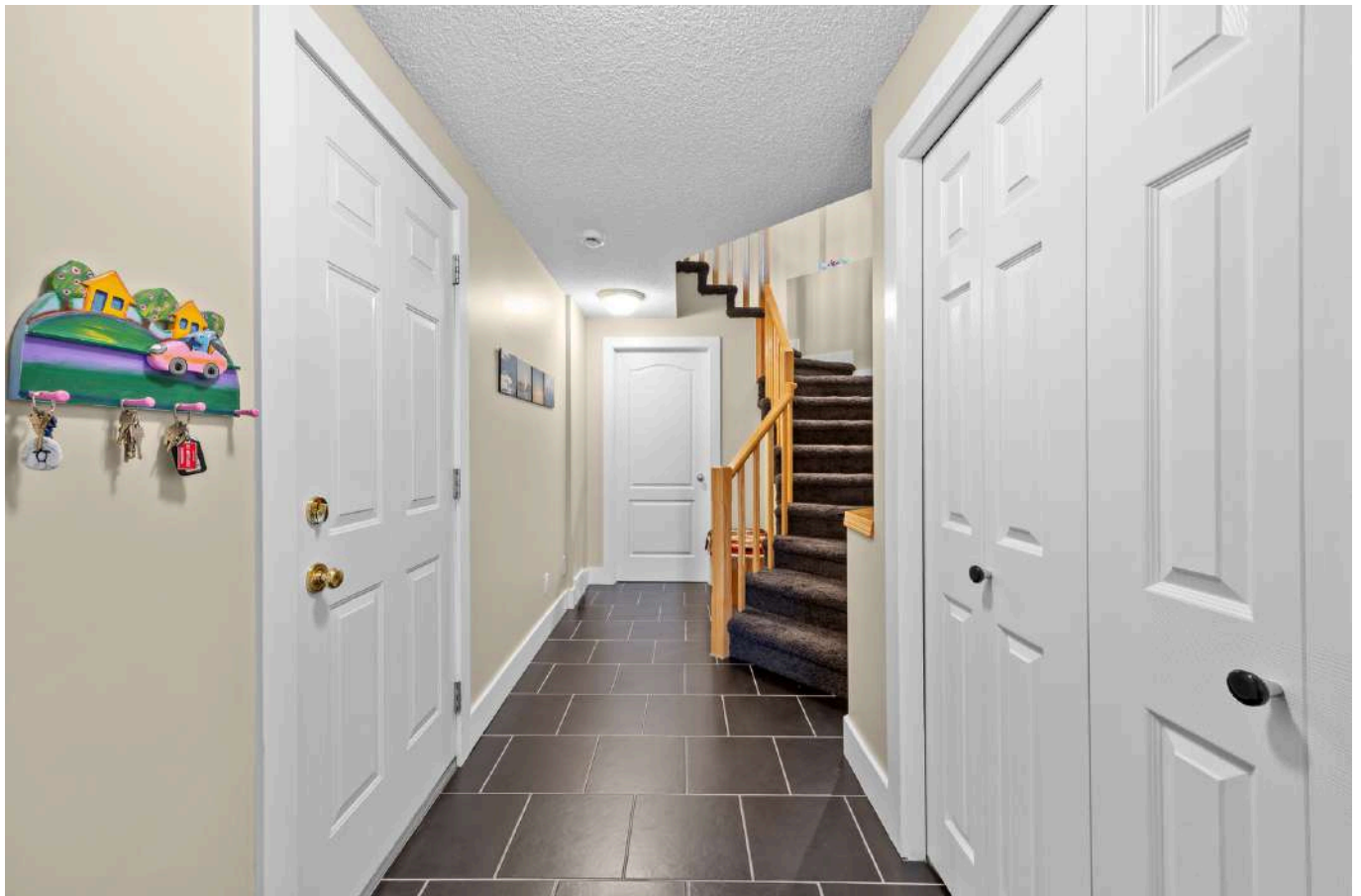
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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

Rooms

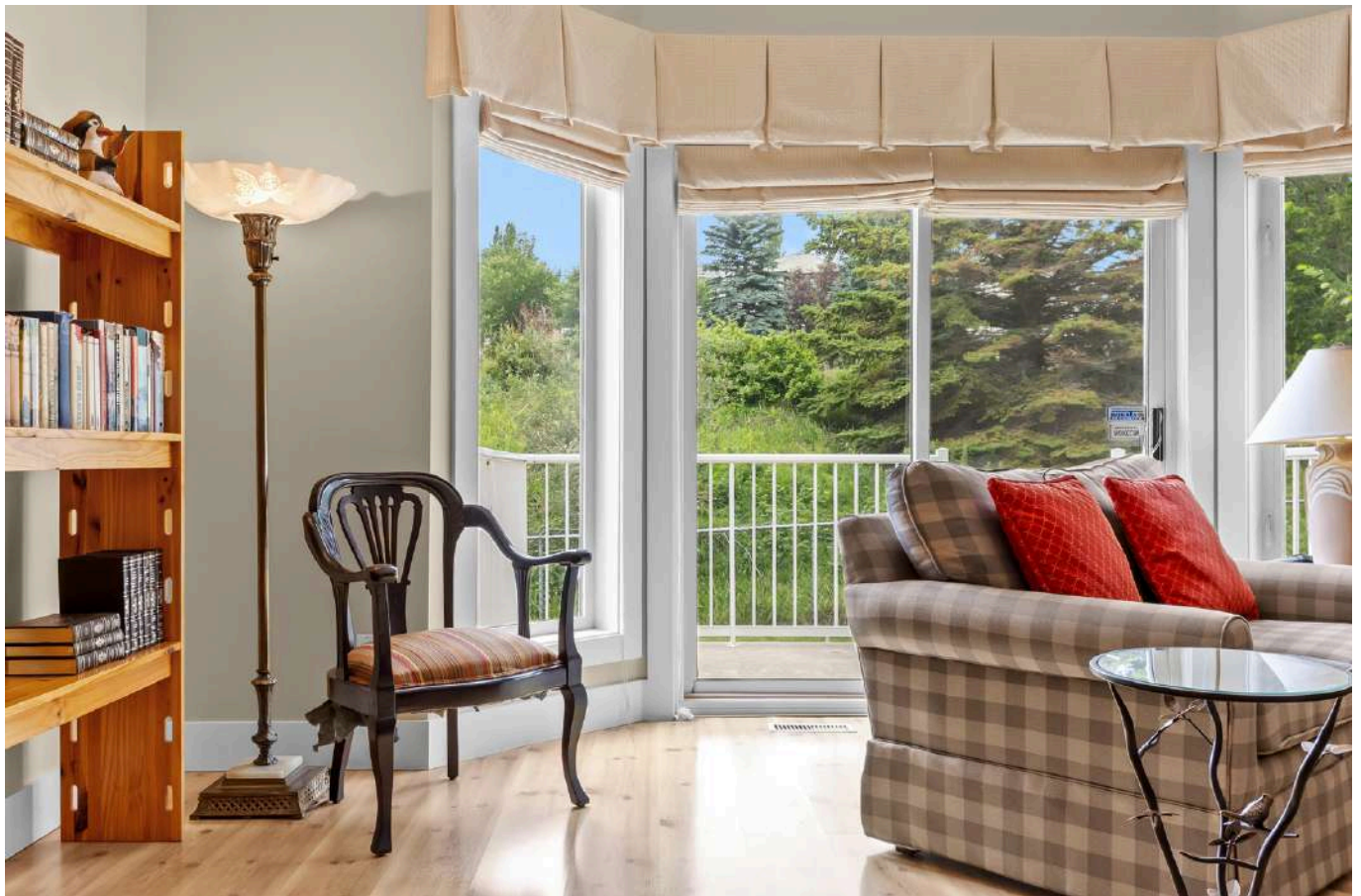
Type	Level	Dimensions		Type	Level	Dimensions	
Foyer	Main	7' 2" x 16' 9"	2.19M x 5.11M	Furnace/Utility Roo	Main	7' 3" x 19' 4"	2.21M x 5.89M
2pc Bathroom	Main	7' 2" x 6' 0"	2.19M x 1.83M	Breakfast Nook	Main	10' 2" x 7' 8"	3.10M x 2.34M
Dining Room	Main	13' 11" x 6' 11"	4.24M x 2.11M	Kitchen	Main	10' 2" x 10' 4"	3.10M x 3.15M
Living Room	Main	19' 1" x 18' 4"	5.82M x 5.59M	3pc Ensuite bath	Upper	10' 2" x 6' 0"	3.10M x 1.83M
4pc Bathroom	Upper	9' 2" x 5' 9"	2.79M x 1.75M	Bedroom	Upper	9' 4" x 11' 3"	2.84M x 3.43M
Bedroom	Upper	9' 7" x 11' 8"	2.92M x 3.56M	Bedroom - Primary	Upper	16' 9" x 18' 5"	5.11M x 5.61M





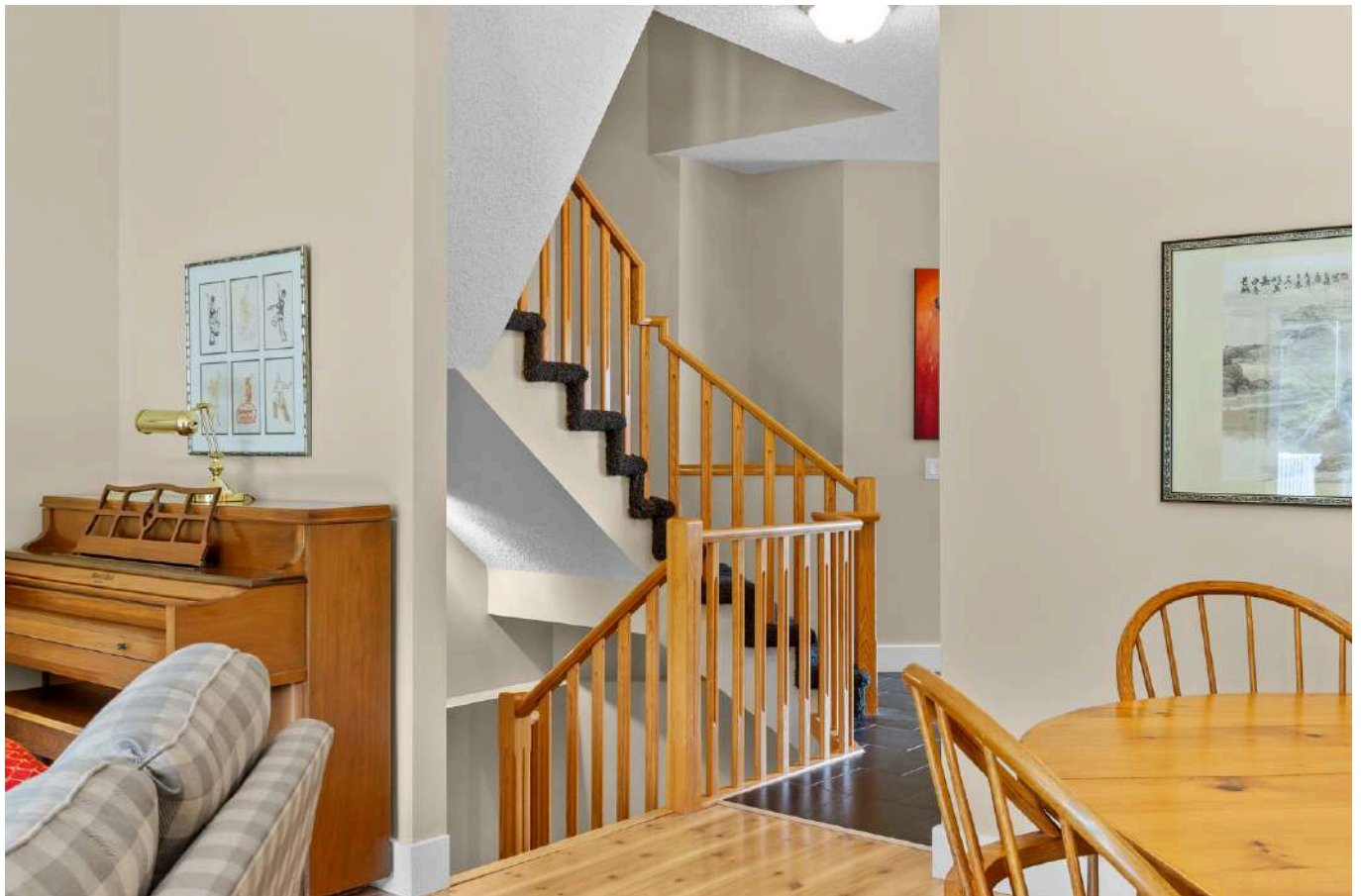


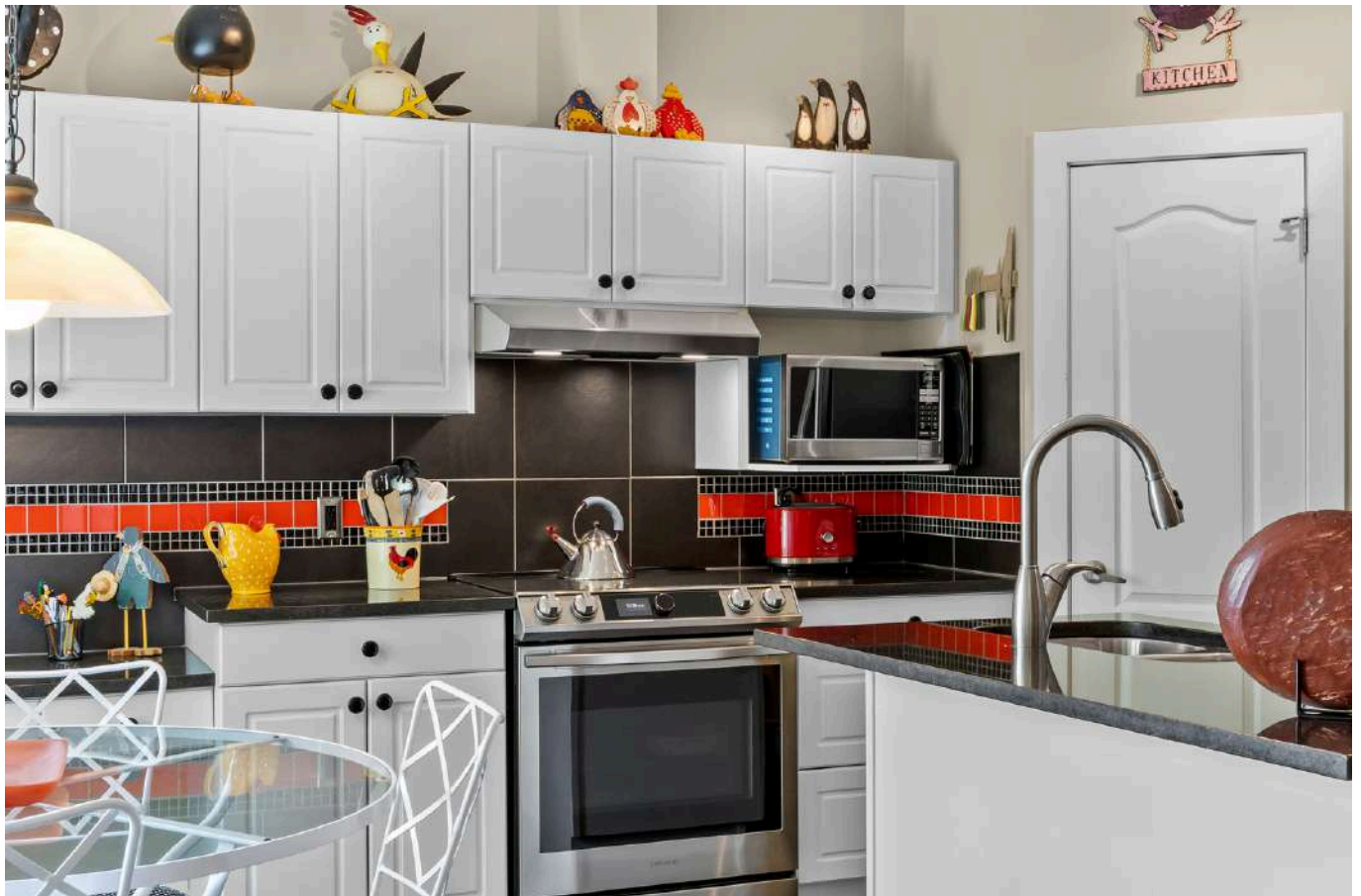




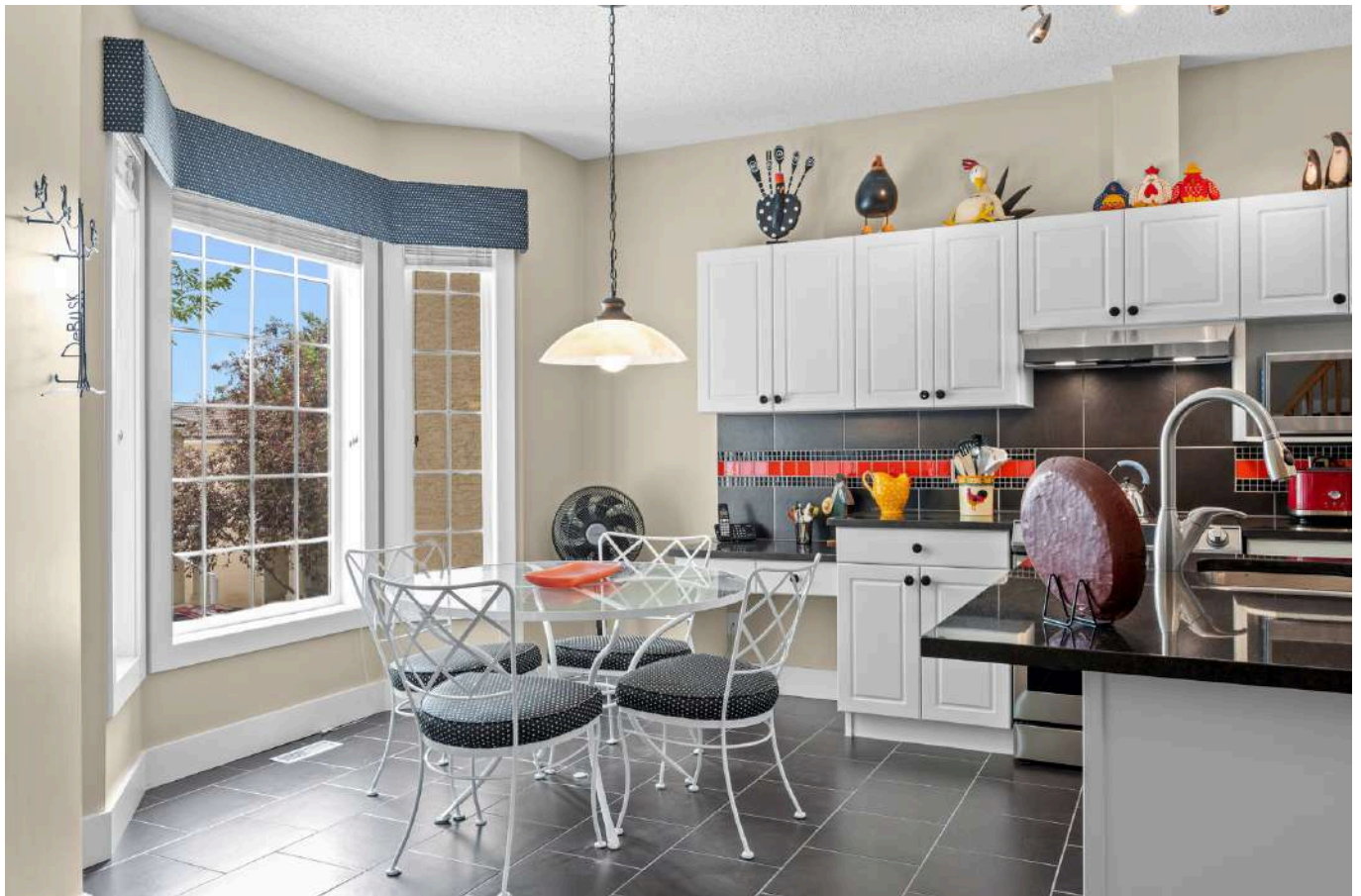


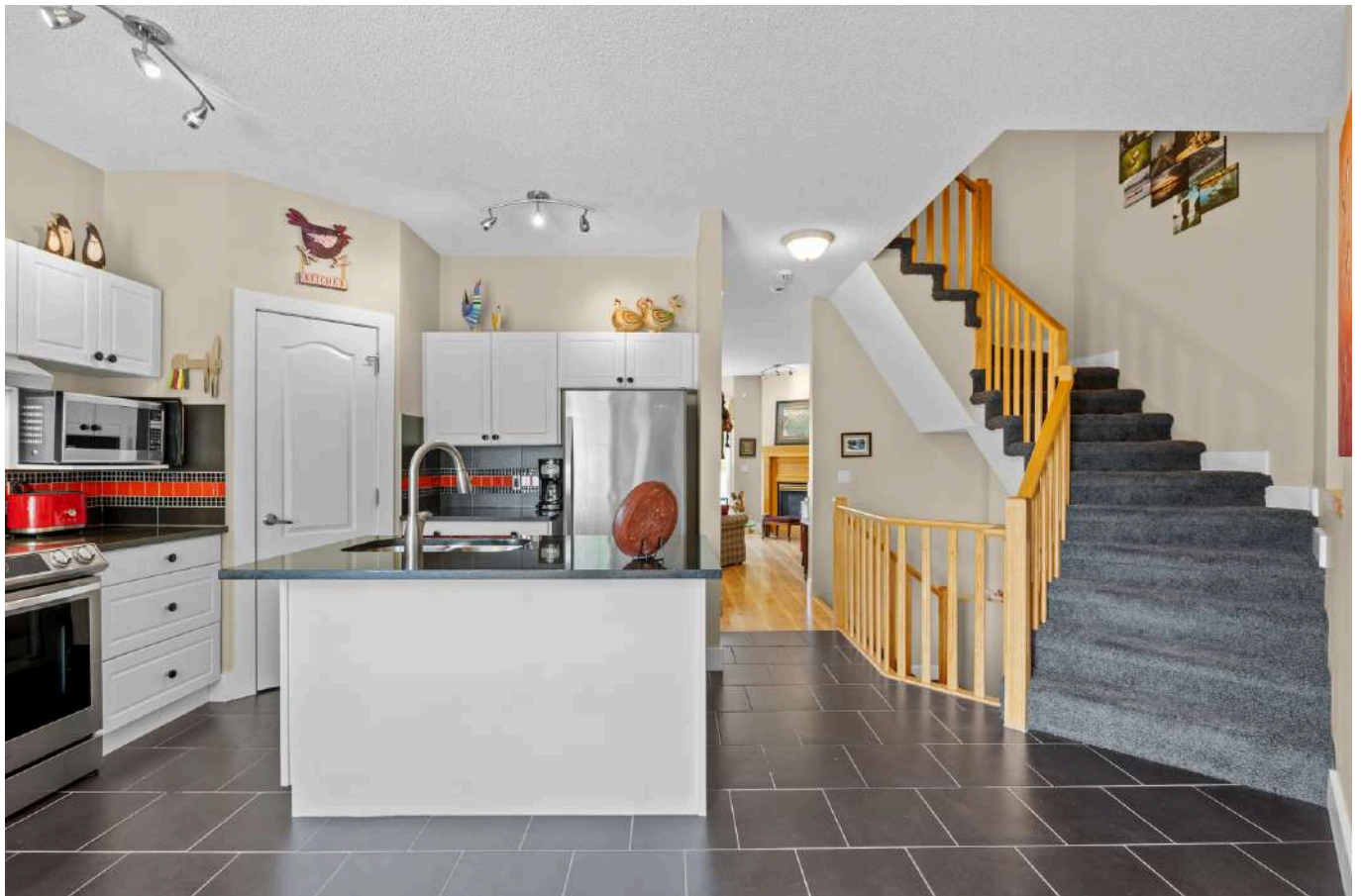












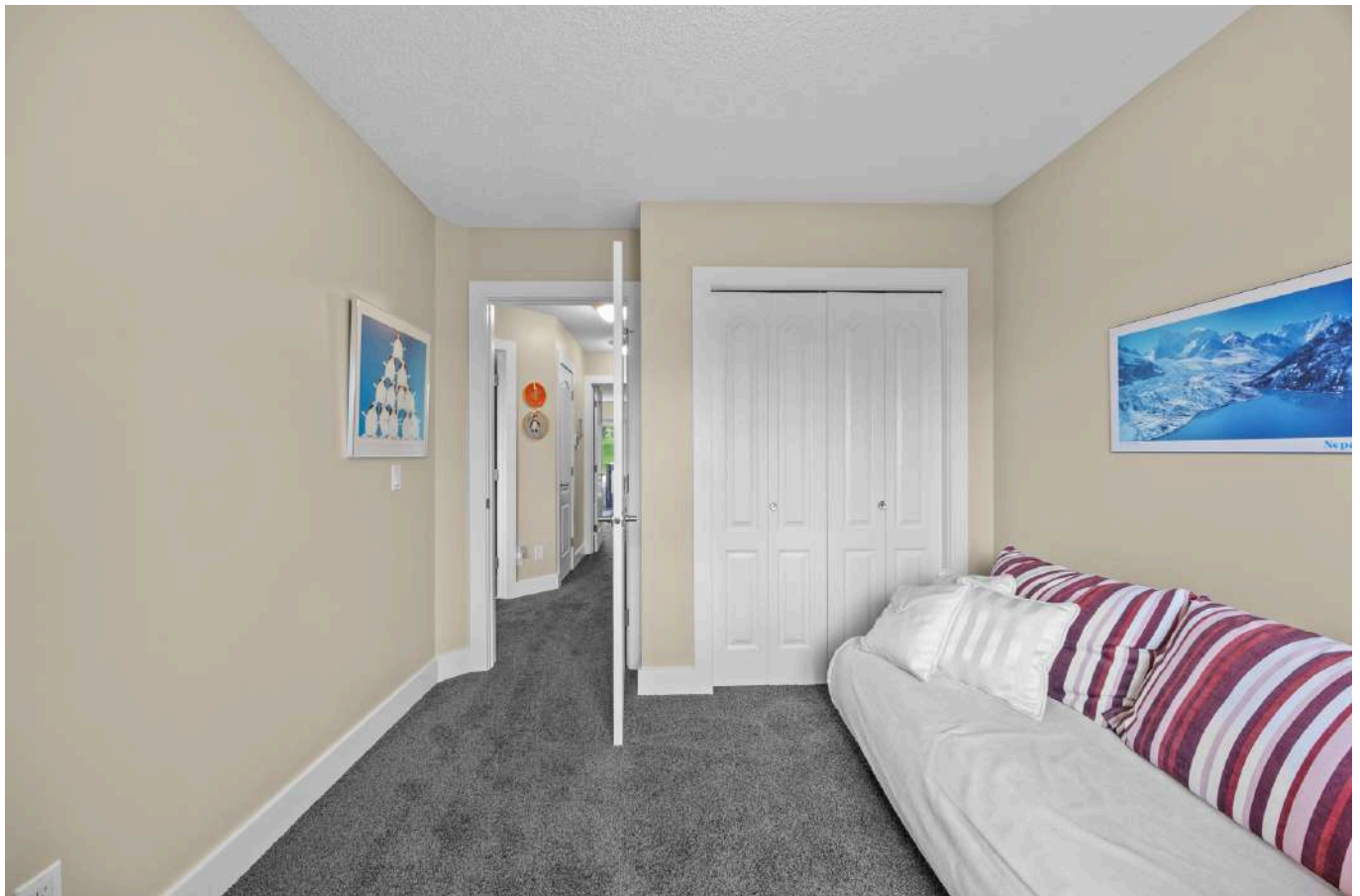


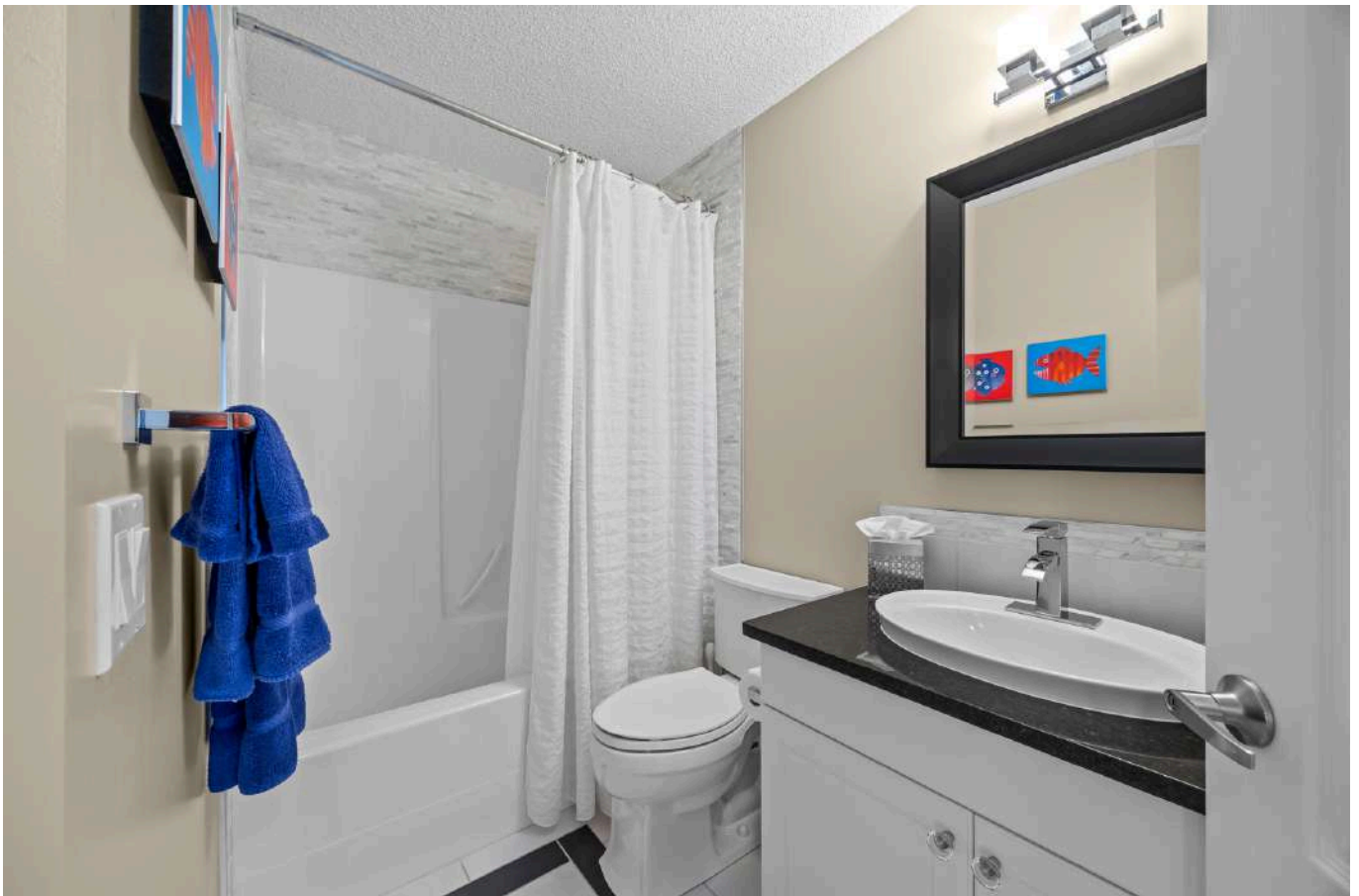
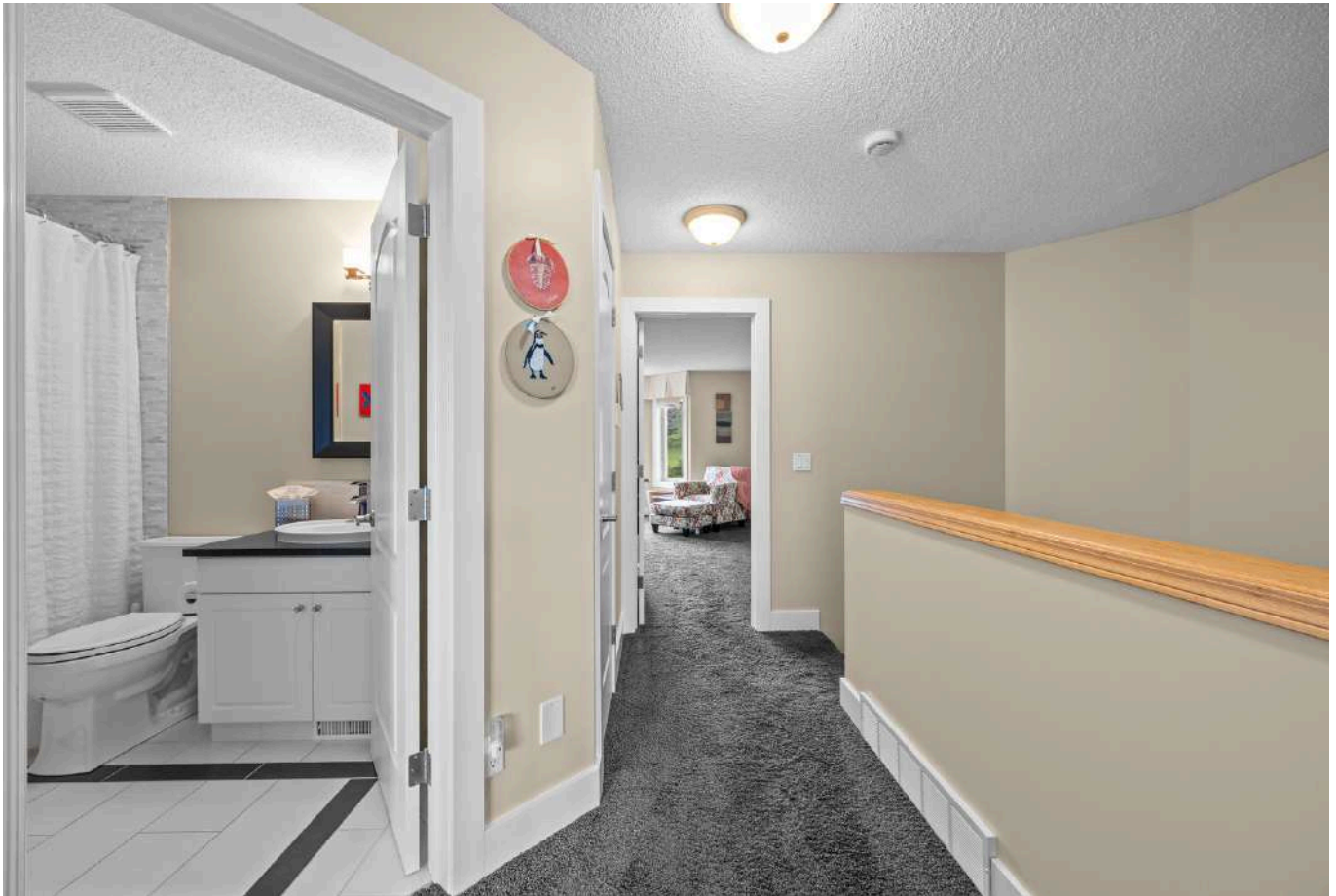


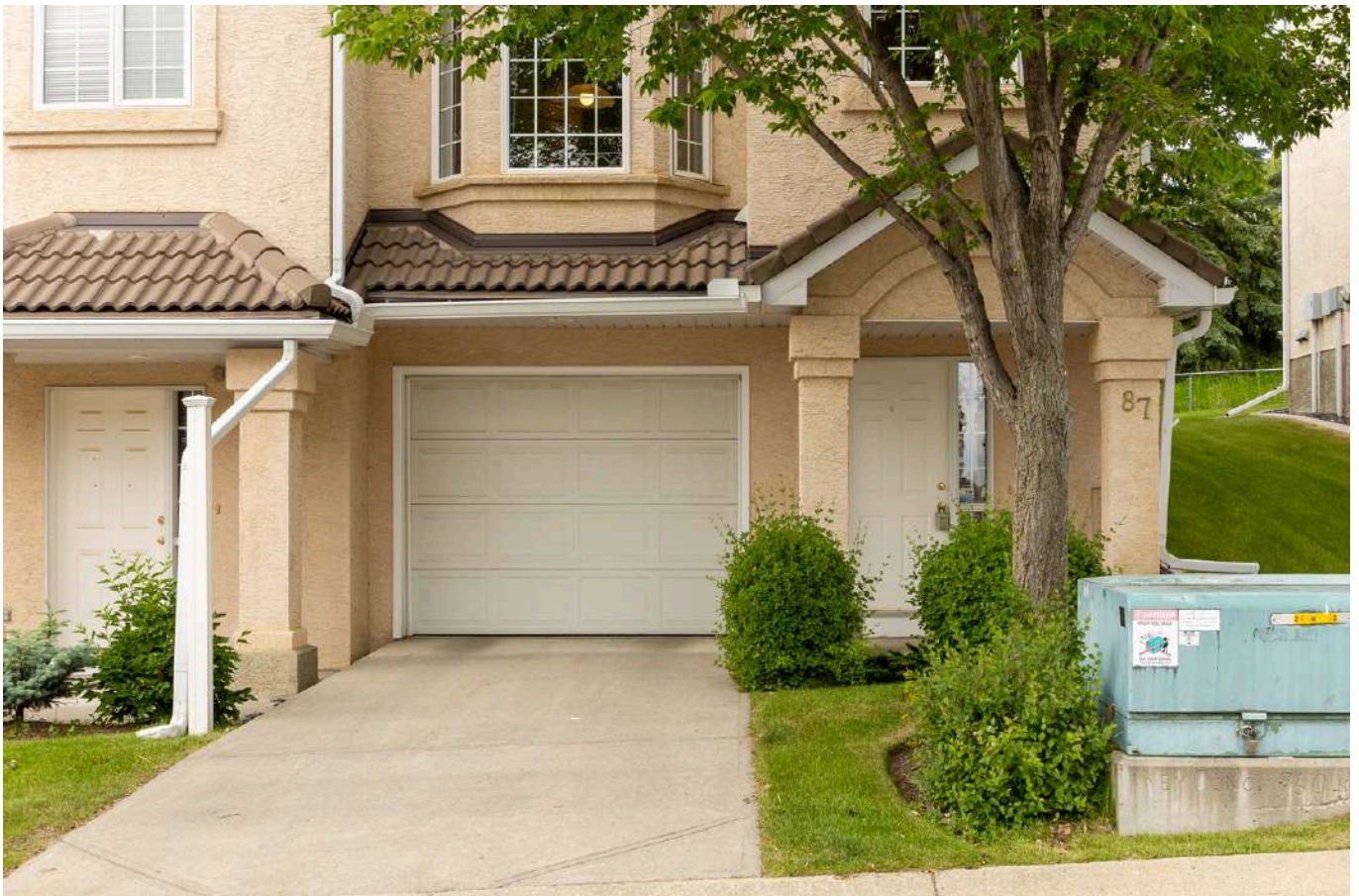






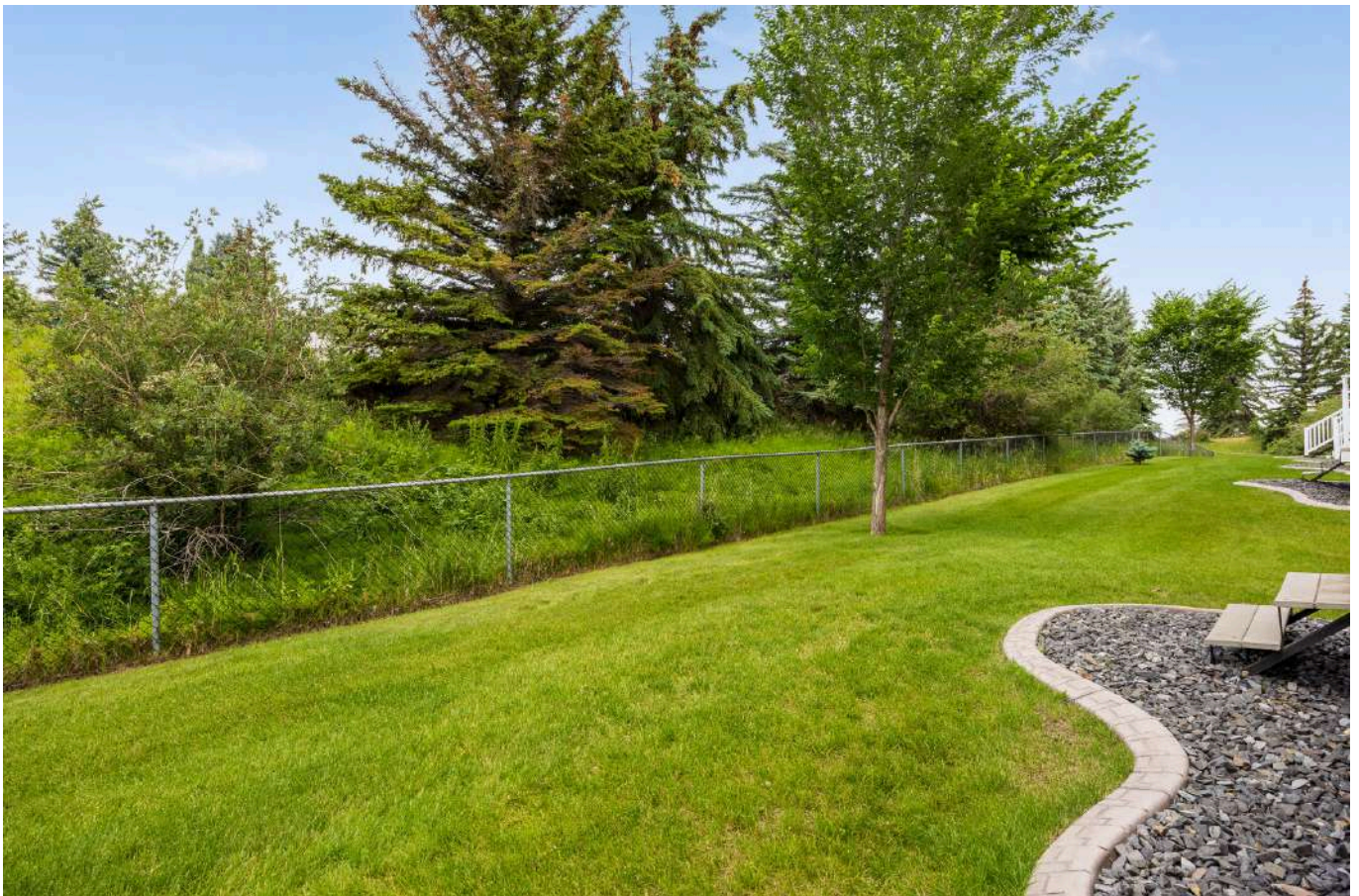


















WELCOME TO

HAMPTONS



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Welcome to Hamptons

The Hamptons was developed in 1990 and is one of Calgary's nicest North West communities. The community association and the homeowners association are operated as one organization.

Built around the 18 hole Hamptons Golf Course, the area offers residents lots of green space and recreational opportunities. The resident's annual homeowner's fee provides beautification flower beds, playgrounds, ball diamonds, tennis courts, an Olympic size hockey rink, bike pathways that are connected to Nose Hill Park, and 30 acres of park land. The local elementary school,

The Hamptons School, offers a curriculum ranging from kindergarten to grade 4.



HAMPTONS HOME OWNERS ASSOCIATION

The Hamptons Calgary Homeowners Association welcomes you to get involved in our community. We look forward to meeting and seeing you around the community in the days to come.

234, 5149 Country Hills Blvd NW Box 120
Calgary, AB T3A 5K8
Phone: 403-208-0205
Website: <https://hamptonscalgary.ca/>

THE COMMUNITY



HAMPTONS GOLF CLUB

69 Hamptons Dr NW, Calgary
Pro Shop: 403-239-8088

<https://www.hamptonsgolfclub.com/>

TRANSIT

C-Train #201 Red Line - Somerset - Bridlewood / Tuscany
CTrain - you can also catch other community busses at the Crowfoot station.

<http://www.calgarytransit.com/schedules-maps>



THE COMMUNITY



EXPLORE YOUR NEIGHBOURHOOD.

This community is close to everything! Located in the heart of north west Calgary, Hamptons offers homes ranging from apartments to estate homes, with local shops, services, and close to the Crowfoot transit /LRT hub. There are lots of green areas that include parks, an outdoor rink, playgrounds, and baseball diamonds.



COMMUNITY PARKS

There are green spaces, parks and walking paths throughout The Hamptons and surrounding communities including...

HAMPTONS SCHOOL PARK

10341 Hamptons Boulevard NW

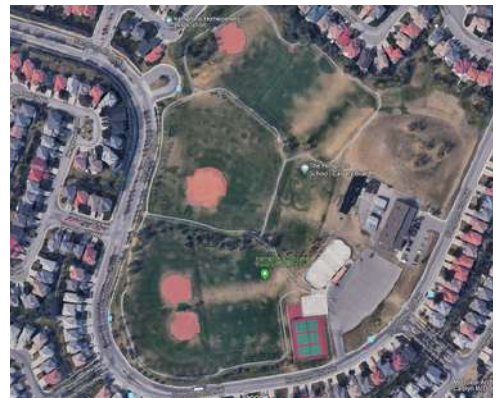
Which offers tennis courts, an outdoor hockey rink, baseball diamonds, soccer fields and lots of space to run around.



HAMPTONS PARK

Hamptons Boulevard NW

Which offers places to sit and play, tennis courts and a playground.



THE COMMUNITY

PARKS & REC

EDGEMONT RAVINE

Edgemont Ravine is 35.5 hectares located across from The Hamptons. You can access the ravines is available through the parking lot on the east side of Edgebrook Blvd. Features Hiking trails, picnic tables, playground, fitness equipment, pathways, a gazebo, statues, tennis and basketball.



NOSEHILL PARK - 5620 14 St NW

Nose Hill Park is a natural environment City Park in the northwest quadrant of Calgary, Alberta which covers over 11 km² (4.2 sq mi). It the third largest urban park in Canada, and one of the largest urban parks in North America. It is a municipal park, unlike Fish Creek, which is a provincial park. Nose Hill Park is located in the northwest quadrant of Calgary, Alberta. It was created in 1980.

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Nose-Hill-Park.aspx>

BOWNESS PARK

Greenspace, picnic areas & BBQs, tot-lots, wading pool, train, boating,Teahouse restaurant, Bow River access

8900 48 Ave NW HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



THE COMMUNITY

CANADA OLYMPIC PARK / WINSPORT

(summer and winter activities)

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW

403-247-5452 ext. 4

<https://www.winsport.ca/>



LIBRARY - Crowfoot

8665 NOSE HILL DRIVE NW

Calgary AB T3G 5T3

HOURS: Monday to Thursday 9:00am to 9:00pm,

Friday 9:00am to 6:00pm

Saturday 9:00am to 5:00pm, Sunday 12noon to 5:00pm.

<https://calgarylibrary.ca/locations/CROW/>



CINEPLEX ODEON - CROWFOOT CROSSING CINEMAS

91 Crowfoot Terrace

Modern multiplex cinema chain screening the latest Hollywood films, plus new independent releases.

<http://www.cineplex.com>



MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/locations/melcor-ymca-crowfoot>



THE COMMUNITY



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW . Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

OFF LEASH AREAS

12 MILE COULEE (Tuscany)

137 Tuscarora Pl NW

There is a great off leash area at the top of Tuscany.

BOWMONT PARK

Fenced Off-Leash Area

85 STREET NW



VIVO Rec Center-

11950 Country Village Link NE Calgary, Alberta T3K 6E3

Phone: 403.532.1013

HOURS: MONDAY – FRIDAY 5:30 AM – 10:30 PM

SATURDAY & SUNDAY 7:00 AM – 9:00 PM

<https://www.vivo.ca/>

SERVICES

POLICE

CALL 911 for all emergencies.

CALGARY POLICE SERVICE DISTRICT 3 -
NORTH HAVEN
4303 14 ST NW
403-428-6300

<http://www.calgary.ca/cps/Pages/home.aspx>

FIRE STATION

CALL 911 for all emergencies.

EDGEMONT FIRE STATION NO. 28
7925 EDGEMONT BLVD NW
403-264-1022



SHOPPING

HAMPTONS CENTRE

1000 Hamptons Drive NW

The convenience of local shopping within The Hamptons includes a grocery store, gas station, liquor store, car wash, bank, pharmacy, hair salon, Subway, dry cleaners and more...

COUNTRY HILLS VILLAGE

5251 Country Hills Blvd NW

Great outdoor shopping plaza with lots of stores and services including, Real Canadian Superstore, liquor stores, gas bar, restaurants, pet store, Starbucks, registry, the local pub, a bank and more!

BEACON HILL & BEACON HEIGHTS

11588 Sarcee Trail NW

Great shops & services close by that include Costco, Home Depto, Michaels, Winners and Homesense, Pet Smart, Canadian Tire, Shoppers Drug Mart, The Brick, and more.



SHOPPING

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Only minutes away to all that Crowfoot has to offer, including a Ciniplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>



GROCERIES

RC Superstore - 5251 Country Hills Blvd NW
Costco (Beacon Hill) - 11588 Sarcie Trail NW
Save-On-Foods - 225 Panatella Hill NW
Walmart - 35 Sage Hill Gate NW
Safeway - 99 Crowfoot Crescent NW



AMARANTH WHOLE FOODS MARKET

7 Arbour Lake Dr NW

<http://amaranthfoods.ca/>

SYNERGIA FAMILY HEALTH CENTER

9 Arbour Lake Drive NW

<http://www.synergea.ca/>

ARBOUR LAKE CENTRE

18 Arbour Lake Way NW

Tenants include Papa Johns, Dental Office, Tanning Studio, Childcare Centre, Fitness Studio and more!



SERVICES & AMMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)
1403 29 Street NW
Phone: 403-944-1110 (Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)
2888 Shaganappi Trail NW
Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY
60 Grande Boulevard, Cochrane.
Phone: 403-851-6000 (Switchboard)

WALK-IN CLINICS

PEAK MEDICAL SPECIALTY CENTRES

Walk-in & Appointment
1000 Hamptons Dr NW #500
+1 855-738-7325
<http://www.peakmedicalgroup.ca/>

PINNACLE MEDICAL CENTRES CROWFOOT

Walk-in & Appointment
31 Crowfoot Way NW
587-774-8698
<http://www.pinnaclemedicalcentres.com/>

MEDICENTRES FAMILY CARE CLINICS

150 Crowfoot Crescent NW #217
403-241-8900
<https://www.medicentres.com>



DENTISTS

HAMPTONS DENTAL

1000 Hamptons Dr NW
403-274-7112
<https://hamptonsdental.com/>

MILLENNIUM SMILE - CROWFOOT DENTAL

20 Crowfoot Crescent NW #210
403-239-7181
<https://www.millenniumsmile.com/>

VETS

VCA CANADA COUNTRY HILLS ANIMAL HOSPITAL

5149 Country Hills Blvd NW #214
403-547-3388
<https://vcacanada.com/countryhills/>

EDGEMONT VETERINARY CLINIC

8210 Edgebrook Dr NW #105
403-239-4657
<https://edgemontvet.ca/>

VCA CANADA CROWFOOT ANIMAL HOSPITAL

150 Crowfoot Crescent NW #211
403-241-8944
<https://vcacanada.com/crowfoot/>

SCHOOLS

PUBLIC SCHOOLS

The Hamptons School (K-4)

10330 Hamptons Blvd NW Calgary, AB T3A 6G2

Phone: 403-777-7300

<http://school.cbe.ab.ca/school/hamptons/>

Tom Baines School (6-9)

250 Edgepark Blvd NW Calgary, AB T3A 3S2

Phone: 403-777-7190

<http://school.cbe.ab.ca/school/TomBaines/>

Captain John Palliser School (K-6)

1484 Northmount Dr NW Calgary, AB T2L 0G6

Phone: 403-777-6170

<http://school.cbe.ab.ca/school/CaptainJohnPalliser/>

Sir Winston Churchill High School (10-12)

5220 Northland Dr NW Calgary, AB T2L 2J6

Phone: 403-289-9241

<https://sirwinstonchurchill.cbe.ab.ca/>



CATHOLIC SCHOOLS

St. Dominic School Elementary

4820 Dalhart Road NW, Calgary, AB T3A 1C2

Phone: 403-500-2058

<https://stdominic.cssd.ab.ca/>

St. Jean Brebeuf School Junior High

5030 Northland Drive NW, Calgary, AB, T2L 2J6

Phone: 403-500-2046

<https://stjeanbrebeuf.cssd.ab.ca/>

St. Francis High School

877 Northmount Drive NW Calgary, AB T2L 0A3

Phone: 403-500-2026

<https://stfrancis.cssd.ab.ca/>



BEAUTIFUL HAMPTONS

