

\$629,900 - 104 Hawkmount Close Nw, Calgary

MLS® #A2253748

\$629,900

3 Bedroom, 3.00 Bathroom, 1,660 sqft

Single Family on 0.12 Acres

Hawkwood, Calgary, Alberta

WONDERFUL, Original Owner 2 Storey Split Home in Lovely Hawkwood! Located in a QUIET CLOSE just Steps to PLAYGROUND. PRIDE of OWNERSHIP is Evident! OVER \$75,000 WORTH of UPGRADES on MAJOR LARGE TICKET ITEMS (See Upgrade Sheet in Supplements) - All POLY-B replaced, All WINDOWS on the MAIN & UPPER Floors Replaced & BATHROOM WINDOW added, HARDI-BOARD SIDING & 1 INCH of EXTRA INSULATION installed which made the home Extra Sound Proof and Energy Efficient - ENMAX July Report shows home used Less Energy than similar homes it was compared to. BRAND NEW DISHWASHER & STOVE, NEW FURNACE & TANKLESS WATER HEATER, GARAGE DOOR OPENER & SPRINGS. All the Hard, Expensive items have been taken care of for you so you get a home that is MOVE-IN ready and just have the "Fun" items to finish off by adding your own personal touches.. You would be hard pressed to find another home of this QUALITY at this price. SPACIOUS Main Floor Living Room, Dining Room and Kitchen. Lower Level features LARGE Family Room with Striking BRICK-FACED FIREPLACE, 2 Piece Bathroom & Laundry Room. Upstairs you will find the Primary Bedroom with a FULL ENSUITE & WALK-IN CLOSET plus 2 Great Secondary Bedrooms. The Basement is left unspoiled for you to develop to suit your needs. Truly a MOVE-IN READY HOME for your FAMILY! A couple Blocks from Public &



Catholic Elementary Schools, Walking
Distance to Robert Thirsk High School. Quick
& Easy Access to the Mountains on Major
Roadways, Minutes to YMCA & Shopping,
Restaurants & More at Crowfoot Centre.
WONDERFUL FAMILY HOME, GREAT
NEIGHBOURHOOD & EXCELLENT
LOCATION! (id:6289)

Built in 1992

Essential Information

Listing #	A2253748
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,660
Acres	0.12
Year Built	1992
Type	Single Family
Sub-Type	Freehold

Community Information

Address	104 Hawkmount Close Nw
Subdivision	Hawkwood
City	Calgary
Province	Alberta
Postal Code	T3G3Z5

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Garage door opener, Water Heater - Tankless
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Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Landan Real Estate



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