

\$575,000 - 236 Hawkwood Boulevard Nw, Calgary

MLS® #A2261826

\$575,000

3 Bedroom, 2.00 Bathroom, 1,284 sqft
Single Family on 0.10 Acres

Hawkwood, Calgary, Alberta

Welcome to your new home in the desirable community of Hawkwood. This delightful 4-level split is the perfect blend of style and function, with over 1700 sq.ft. of thoughtfully developed living space. This home features a heated double detached garage that's perfect for both secure parking and a comfortable workspace. As you step inside, you'll immediately notice the stunning luxury vinyl plank flooring that flows through the main and upper level, providing a modern durable finish. The main floor is a bright and inviting space, highlighted by a spacious living room featuring a west-facing bay window and skylight to fill the home with natural light all day long. The kitchen is large and functional with plenty of cupboard and counter space to spread out, and it flows seamlessly into the dining area, making it perfect for entertaining. The upper level is your private sanctuary. The primary bedroom is a true retreat, complete with a built-in dressing table, walk-in closet, and a convenient 4-pc cheater ensuite that it shares with a spacious second bedroom. The third level is a fantastic walkout that offers a cozy family room, perfect for movie nights. You'll love the gas fireplace that keeps you warm on chilly evenings. Step out to your fully fenced backyard oasis with a deck, perfect for morning coffee or an evening cocktail. This level also features a third bedroom – a great option for a home office and a 3-pc bath that is ready for your personal touches. The fourth level makes for an



excellent recreational space or a fourth bedroom, thanks to an egress window added in 2020. This home has been well-maintained with upgrades including new shingles, eaves and downspouts, the luxury vinyl plank flooring, furnace and electrical panel, all completed in 2019. The Poly B plumbing was professionally replaced in 2020 for your peace of mind, though a little bit of drywall repair is still required from the replacement. This home is conveniently located, close to shopping, dining schools, public transit, and major roads for easy access. This home is must-see!
(id:6289)

Built in 1985

Essential Information

Listing #	A2261826
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,284
Acres	0.10
Year Built	1985
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	236 Hawkwood Boulevard Nw
Subdivision	Hawkwood
City	Calgary
Province	Alberta
Postal Code	T3G3E8

Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	Other, Back lane, No Smoking Home
Parking Spaces	2

Parking	Detached Garage, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Realty Professionals
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