

\$525,000 - 36 Hawkville Place Nw, Calgary

MLS® #A2085329

\$525,000

4 Bedroom, 2.00 Bathroom, 1,324 sqft

Residential on 0.09 Acres

Hawkwood, Calgary, Alberta

****OPEN HOUSE Saturday October 14th**

12:00-3:00pm** Here is the one you have

been waiting for in one of the most sought after NW communities of Hawkwood! This

deceiving walk-out 4-level split features over 2300 sq ft of developed space and has been lovingly maintained and updated by the current owners for 30 years. New shingles last week, new hot water tank, new furnace, new kitchen, new bathrooms, new flooring... this home is

ready for its new owners! As you enter the property you are greeted by the spacious living room/formal dining room with newer vinyl plank flooring. Renovated kitchen with custom maple cabinetry, quartz counters, subway tile backsplash, undermount sink, tile flooring, and open eating nook! The perfect layout for kids

with two bedrooms on the main floor with a renovated 4-piece bathroom with new vanity and soaker tub. Head up a few steps to the large family room with feature stone face fireplace and sliding doors out the covered upper balcony overlooking the beautifully landscaped backyard! Around the corner is your master retreat with another renovated 4-piece bathroom and bright picture window. A few steps down bring you the bright walk-out

3rd level with open recreation room and adjoining 4th bedroom. Sliding doors out to your large private and maturely landscaped and fully fenced backyard with tons of play space for the kids or pets! Down just a few more steps is even more space in the basement awaiting your creative design and



mostly finished other than flooring. Options are endless here to develop further as you wish! This property features all the space you need for your growing family and includes an oversized single garage with front parking pad! Conveniently located minutes to Crowfoot Shopping Center and C-train station, the public library, YMCA and steps to schools, parks, greenspaces and walking paths. Don't miss out, this home is a must see!

Built in 1982

Essential Information

MLS® #	A2085329
Price	\$525,000
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,324
Acres	0.09
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	36 Hawkville Place Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2G9

Amenities

Parking Spaces	2
Parking	Front Drive, Oversized, Paved, Single Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 12th, 2023
Date Sold	October 23rd, 2023
Days on Market	11
Zoning	M-C1 d32
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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