

\$639,000 - 99 Hawkwood Way Nw, Calgary

MLS® #A2112843

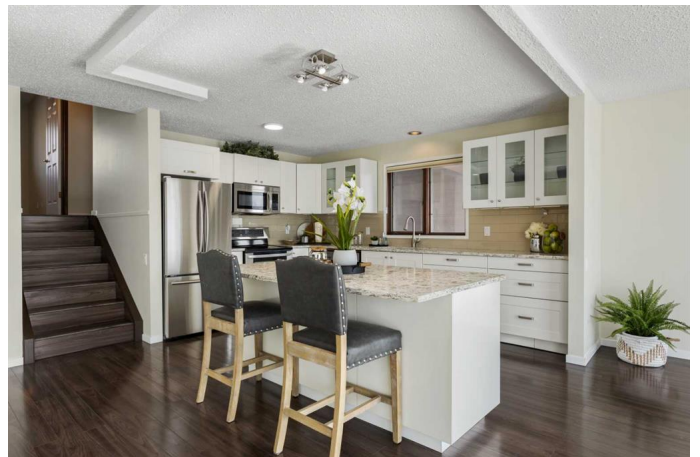
\$639,000

4 Bedroom, 3.00 Bathroom, 1,837 sqft

Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Welcome to 99 Hawkwood Way, where convenience meets comfort in the heart of the family-friendly community of Hawkwood. This stunning home is nestled along a quiet serene street offering a lifestyle of ease and accessibility. Perfectly situated just a short stroll away from trendy restaurants, cozy coffee shops, the YMCA, the local library, and grocery stores, with the added luxury of catching a movie at the nearby theater, every convenience is at your fingertips. One of the standout features of this home is its rare oversized front garage and driveway, providing ample space for parking – a luxury seldom found within the city limits. Freshly painted in a bright neutral tone, this home is move-in ready, offering immediate possession for its new owners. Numerous updates have been meticulously undertaken to ensure a stress-free move-in experience including: paint March 2024, Front upper deck March 2024, Blinds (2023), Fence (3 sides), 2020, All appliances 2017, Shingles 2017 & flooring 2017. The complete kitchen renovation in 2017 sets the stage for effortless entertaining, featuring an open-concept layout and a striking central quartz island offering additional seating. The kitchen is equipped with newer stainless steel appliances, ideal for culinary enthusiasts, and boasts soft-close white cabinets with extra hidden drawers, perfect for maximizing storage space. The bright and airy main level is flooded with natural light through large south-facing windows, creating a



welcoming ambiance throughout. The primary bedroom is a retreat unto itself, with its own private patio and ample storage space. The ensuite has been tastefully updated. There are 2 other spacious bedrooms on this level along with a fully renovated (2017) 4 piece bathroom. The lower level of the home offers versatile living spaces, including a second spacious family room with a cozy wood-burning fireplace “ perfect for relaxing evenings with loved ones. A large room awaits, ideal for use as a fourth bedroom, home office, or gym, accompanied by a convenient 2-piece bathroom that also could be easily made into a 3-piece bathroom. The possibilities are endless with this fantastic layout, offering flexibility to suit your lifestyle needs. Outside you have a huge backyard which provides a private oasis for outdoor enjoyment. With a recently redone fence and front gates, as well as back alley access, privacy and convenience are assured. Experience the tranquility and sense of community that defines life in this neighborhood. Opportunities like this don't come around often “ don't miss your chance to make 99 Hawkwood Way your forever home. Easy access to transit, buses, shopping, walking trails, and schools is what makes this particular community a standout from others. Schedule a viewing today and discover why this is a rare gem in a highly coveted area.

Built in 1981

Essential Information

MLS® #	A2112843
Price	\$639,000
Sold Price	\$640,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,837
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	99 Hawkwood Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3g1x3

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Attached, Driveway, Oversized

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, See Remarks, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	March 21st, 2024
Days on Market	7
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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