

\$439,963 - 522 Hawkstone Manor Nw, Calgary

MLS® #A2124619

\$439,963

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.06 Acres

Hawkwood, Calgary, Alberta

Home:

Welcome to your new home in "Hawkstone Manor" in Hawkwood. You will enjoy this 3-bedroom & 2 full bath with a powder room for guests on the main level. This home is almost 1,300+ sq/ft complete with an attached single garage. It is both modern & practical. As soon as you enter, you will appreciate the opening of the former closed closet design. The bright colours of each space help define each area of your new home. You will appreciate the work desk space nook, and the separate dining and living spaces on the main floor. You will love having a cozy fireplace on this level for those cold winter evenings. Large Bay windows bring in lots of sunshine throughout the day, with patio doors taking you out to a comfortable-sized back yard. Upstairs you will find a spacious master bedroom with its own 4-pce Ensuite and walk in closet. 2 other good- sized bedrooms and a full bathroom complete the layout. Close to public transportation, schools, shopping and all possible amenities, this unit is truly a great find. Book your showing in today and enjoy making this home your own.

Community:

Welcome to Hawkwood, located in northwest Calgary, this family oriented community is bordered by Sarcee Trail in the east, John Laurie Boulevard in the south, Nose Hill Drive in the west and Country Hills Boulevard in the north. The area was named after its original landowners, John and Joseph Hawkwood, a



dairy farming family who came to Alberta from England in 1913. There is also ample green space in the area, and it is connected to the city's pathway system. The rolling foothills of this community showcase amazing mountain views due to its sloped geography. This community includes multiple elementary schools, parks and a green belt that runs through the community making it popular for families. You're also very close to Crowfoot Crossing which features over 350 stores including: banks, grocery stores, medical offices, fitness facilities, & so much more! A hop skip and a jump to Crowfoot Trail the LRT and Stoney Trail for your morning commute downtown or your exit to the Rocky Mountains.

Built in 1992

Essential Information

MLS® #	A2124619
Price	\$439,963
Sold Price	\$434,963
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.06
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	522 Hawkstone Manor Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary

Province Alberta
Postal Code T3G 3X2

Amenities

Amenities Clubhouse, Party Room, Racquetball Court, Parking
Parking Spaces 2
Parking Driveway, Front Drive, Garage, Insulated, Off Street, Paved, Security

Interior

Interior Features Laminate Counters, No Stairs, Walk-In Closet(s)
Appliances Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Insert, Tile
Has Basement Yes
Basement Full, Partially Finished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Sloped Down
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 25th, 2024
Date Sold May 18th, 2024
Days on Market 23
Zoning M-CG d44
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.



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