

# \$579,000 - 56 Hawkville Place Nw, Calgary

MLS® #A2136795

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,492 sqft

Residential on 0.07 Acres

Hawkwood, Calgary, Alberta

Impeccable taste and stylish modern decor is the hallmark of this beautifully maintained THREE BEDROOM / 2.5 BATHROOM home located at the end of a quiet cul-de-sac in the prestigious community of Hawkwood.

(\*\*CLICK ON 3D AND MOVIE REEL ICONS ABOVE FOR VIDEO AND VIRTUAL TOUR\*\*)

The well-appointed main level welcomes you with a comfortable living room area that opens upward towards a dedicated dining area on the upper main level. This open concept 2nd level offers a generously sized fully renovated kitchen that flows seamlessly onto an eating/sitting area highlighted by a show-stopping floor-to-ceiling wood fireplace. Natural light floods through the large patio doors adjacent to the kitchen which lead to a beautifully landscaped private yard. As you head upstairs you will find a bedroom/study on the third level while the upper 4th floor boasts two more bedrooms and 2 baths including a four piece ensuite bathroom in the spacious Primary suite. This home beams with pride of ownership and impeccable taste. It is the perfect spot for you to begin your next chapter...Just turn the key and move in!



Built in 1982

## Essential Information

MLS® # A2136795

Price \$579,000

|                |               |
|----------------|---------------|
| Sold Price     | \$567,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,492         |
| Acres          | 0.07          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 56 Hawkville Place Nw |
| Subdivision | Hawkwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 2G9               |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Garage Faces Front, Single Garage Detached |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                                           |
| Appliances        | Dishwasher, Dryer, Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Dining Room, Wood Burning                                                   |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Partially Finished                                                    |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                 |
|-----------------|-----------------------------------------------------------------|
| Lot Description | Back Yard, Low Maintenance Landscape, Irregular Lot, Landscaped |
| Roof            | Asphalt Shingle                                                 |
| Construction    | Wood Frame, Wood Siding                                         |
| Foundation      | Poured Concrete                                                 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 5th, 2024  |
| Date Sold      | June 29th, 2024 |
| Days on Market | 24              |
| Zoning         | M-C1 d32        |
| HOA Fees       | 0.00            |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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