

\$449,000 - 113 Hawkstone Manor Nw, Calgary

MLS® #A2158722

\$449,000

3 Bedroom, 3.00 Bathroom, 1,175 sqft
Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

Welcome to Hawkstone Manor, nestled in the highly desirable, mature community of Hawkwood. This spacious, light-filled townhome end-unit bungalow with a fully finished basement and single attached garage offers everything you need. Featuring 3 bedrooms, 2.5 baths, and main floor laundry, this home is designed for comfort and convenience.

As you step into the large foyer, you'll notice the generous coat closet and the open-concept, light-filled living space, presenting a bright and welcoming atmosphere. The very functional kitchen with stainless appliances provides ample space and cabinetry for all your culinary needs, complemented by a large dining area and a spacious living room with a cozy gas fireplace. Pride of ownership is evident in every corner of this beautiful home. The large primary bedroom boasts a 4-piece ensuite and double closets, while the second bedroom is versatile to serve as a home office. The 3-piece main floor bath is conveniently located off the hallway, adjacent to the laundry. Sliding doors from the living room lead to a sunny back deck, perfect for gardening enthusiasts, with no neighbors behind.

The fully finished lower level includes an additional bedroom, a 3-piece bath, a sizable second family room, a flex room, and a gym. Recent upgrades include fresh paint, new PEX water lines, a new furnace and hot water tank, and new luxury vinyl plank flooring in the main



floor entry and hallway, which beautifully complements the hardwood flooring throughout the main level.

Hawkstone Manor is a Bareland condo where residents have on site amenities such as a Club house with a large party room and kitchen, a tennis court, basketball hoop, and Lawn and Snow service managed by the corporation. Recent upgrades to the community include new fencing and new asphalt. Hawkwood is an inviting community with numerous amenities, including schools, parks, playgrounds, greenspace, convenience stores, various shopping options, and quick access to Crowfoot Crossing, Crowfoot Trail, the LRT, and Stoney Trail. In summary, this spacious light-filled bungalow, with a fully finished basement, recent important upgrades, sunny back deck and highly convenient location, lots of visitor parking, and a clubhouse and tennis courts, make Hawkstone Manor a truly special place to live.

Built in 1992

Essential Information

MLS® #	A2158722
Price	\$449,000
Sold Price	\$439,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.10
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	113 Hawkstone Manor Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3X2

Amenities

Amenities	Clubhouse, Party Room, Recreation Facilities, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Central Vacuum, Closet Organizers, No Smoking Home, See Remarks, Storage
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Close to Clubhouse, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	August 30th, 2024
Days on Market	9
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.