

\$825,000 - 144 Hawkwood Drive Nw, Calgary

MLS® #A2201806

\$825,000

4 Bedroom, 3.00 Bathroom, 2,318 sqft
Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

This is the one you have been waiting for! Over 2300 sq ft of completed renovated space with 4 bedrooms, 3 full bathrooms and stunning mountain views! This property was finished to the highest standards, top to bottom and over \$240,000 was spent transforming this beautiful home! As you enter the property you are greeted by the 8mm French Oak LVP flooring guiding you up to the open concept main floor with tons of large new triple pane windows flooding the property with natural light. Gorgeous kitchen with crisp white custom cabinetry, quartz counters, new stainless steel LG smart appliance package, modern farmhouse style sink, honeycomb tile backsplash, and built in pantry and garbage/recycle. Open to the large dining room with custom milled open railings and access door to the sunny West facing rebuilt balcony with vinyl covering, aluminum railings, and breathtaking 180-degree mountain views! The perfect spot to sit and enjoy the brilliant sunsets with a glass of wine after a long day. Spacious living room with cozy brick-faced wood burning fireplace and large bay windows with mountain views of their own! Primary bedroom escape with built in closets and access to the second balcony with glass railings overlooking the private backyard space. Spa-like ensuite bathroom with "his and her" dual vanities, 24x24 imported Italian tile flooring, curbless glass shower, and stand-alone soaker tub. Good-sized second bedroom with its own adjoining bathroom



finished to the same specifications and convenient upper floor laundry complete the main level. Head downstairs to the fully finished walk-out lower level with a massive family/rec room with gas fireplace and built-in bar with beverage fridge. Large 3rd bedroom with big bright bay windows, walkthrough closet, and adjoining 3-piece bathroom with imported Italian tile floor to ceiling curbless shower as well. Another 4th bedroom with built in cabinetry makes a great office space or guest bedroom. This level walks out into the large maturely treed and landscaped backyard with extended lower patio and custom storage shed. This home is complete with an oversized double attached garage that comfortably fits two full size vehicles with room for storage with built-in cabinets. Other major improvements include triple pane windows (2023), roof shingles (2015), siding (2015), Furnace (2019), Hot Water Tank (2019) New 21x8 ft front balcony (2024), Ceiling Scraped to Flat (2023) and freshly painted in 2024! All this is located in one of NW Calgary's most desirable neighborhoods of Hawkwood. Conveniently located minutes to Crowfoot Shopping Center and C-train station, the public library, YMCA, and steps to schools, parks, greenspaces, walking paths and the new Hawkwood Community Park! Top this off with easy access to Crowchild Trail for a fast commute DT and quick access to Stoney Trail and Highway 1 out to the mountains. Don't miss out, this home is a must see!

Built in 1988

Essential Information

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|-----------|-----------|
| MLS® # | A2201806 |
| Price | \$825,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |

| | |
|----------------|-------------|
| Full Baths | 3 |
| Square Footage | 2,318 |
| Acres | 0.12 |
| Year Built | 1988 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 144 Hawkwood Drive Nw |
| Subdivision | Hawkwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 2V8 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, Oversized |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Bookcases, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Brick Facing, Gas, Mantle, Wood Burning, Raised Hearth |
| Basement | None |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, See Remarks, Street Lighting, Treed, Views |

| | |
|--------------|---------------------|
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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