$799,900 - 72 Hawkhill Way Nw, Calgary

MLS® #A2201057

$799,900

3 Bedroom, 4.00 Bathroom, 2,072 sqft
Residential on 0.14 Acres

Hawkwood, Calgary, Alberta

** OPEN HOUSE CANCELLED ** Welcome to Hawkwood, where your new home is located on a quiet street less than a five-minute walk away from the Hawkwood Community Park; a year-round, outdoor community hub where you can meet up and be active with skating, hockey, pickleball, tennis and even zip-lining (yes zip-lining)! After a day of socializing and sports, head back home where upon entering you€™re welcomed into an inviting foyer with vaulted ceilings and warm natural light. The main living room flows seamlessly into the dining area, leading to the updated kitchen with stainless steel appliances, granite countertops, and a large butcher block island. With plenty of large windows (all triple-pane upgraded in 2020) overlooking the backyard, you can keep an eye on the kids playing on the swing set or in the sandbox while having some quiet time to yourself in the sunken living room in front of the gas fireplace. For those warm summer days, cool off by putting the A/C unit to work! Join everyone in the fully landscaped backyard with mature trees and low maintenance flower beds or hang out on the oversized covered deck (there€™s also a large storage shed tucked around the corner for easy access to all your gardening tools!). Upstairs, a versatile bonus area makes the perfect play space for the kids, a cozy reading nook, or your home office. Retreat to your king-sized primary bedroom with a walk-though closet and personal ensuite bathroom. Two large bedrooms and a main

4-piece bathroom complete the top floor. The basement offers additional developed square footage featuring a large rec area, wet bar, wood-burning fireplace, full bathroom, and plenty of storage (oh my!). Just steps from your front door, the ravine is perfect for scenic trail walks and an off-leash area for your furry family members. With an unbeatable location only 5 min to the LRT and Crowfoot Crossing, 15 min to HWY 1, and 20 min to downtown, this home is waiting for you to come say hello â€" schedule your exclusive viewing today!

Built in 1982

Essential Information

MLS® #	A2201057
Price	$799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,072
Acres	0.14
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	72 Hawkhill Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3A3

Amenities

Parking Spaces	5

Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Wood Burning, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Rain Gutters, Storage
Lot Description	Back Yard, Landscaped, Lawn, Garden
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.