

# \$797,000 - 191 Hawkville Close Nw, Calgary

MLS® #A2201946

**\$797,000**

4 Bedroom, 3.00 Bathroom, 1,852 sqft  
Residential on 0.13 Acres

Hawkwood, Calgary, Alberta

\*\*\*OPEN HOUSE: SATURDAY, MARCH 15 and SUNDAY, MARCH 16 FROM 2 PM TO 4 PM\*\*\* CUSTOM DESIGNED MODERN KITCHEN | RECENT RENOVATIONS | CORNER LOT WITH RV PARKING PAD | BRAND NEW TRIPLE PANE WINDOWS | LUXURIOUS ENSUITE | Hosting the next family birthday party has never been easier! yeahhh right (It can be made simpler in this home so KEEP READING). Have you been searching for that home for your growing family where you can stay until they leave the nest? Picture your guests arriving to the party, feeling like VIPs with so much parking on this CORNER LOT (but one side sidewalk). They notice the CURB APPEAL, and admire the stylish black trimmed windows. You quickly welcome them, since you are preparing your signature dishes in your renovated kitchen with 10-FOOT GRANITE COUNTERS and extra FULL HEIGHT CABINETRY. Conveniently, the recipe to wow your guests is displayed on the LED Wi-Fi FRIDGE. One of the guests asks where the beverages are from the OPEN SUNKEN FAMILY ROOM, and you point to where they can get it. Sizzling BBQ smells waft inside and you can see your partner outside on the MASSIVE DECK w/ PERGOLA. They are also watching the kids/pets play safely in the private backyard W/ RV PARKING GATE AND PAD. You think to yourself, when all the guests arrive, theyâ€™ll be comfortable with the A/C (2021) pumping, but luckily you have ALL TRIPLE PANE



WINDOWS to ensure efficiency, and also noise reduction for your lovely neighbours. With more people coming, having the front living room (or massive dining room) will make them wonder at your ability to host the best parties! Your job is to also give the best memories to your family, but you're already loving the thought of relaxing in your SOAKER TUB after in your 5-PC ENSUITE w/ IN-FLOOR HEAT next to your WALK-IN CLOSET w/ built ins. Some birthday games are planned for later in the basement, which is finished except for the roughed-in bathroom ready for your personal style (or keep it as a home gym because you ate too much cake). You're so happy that you and your partner decided to move your family here with its conveniences: groceries (5 mins), K-12 schools nearby, public library, YMCA, and a ton of shopping, entertainment, restaurants (5 mins)! ACTIVE FAMILIES can find great outdoor adventures in the many parks, playgrounds, walking/biking paths, and connection to nature at NOSE HILL PARK (9 mins). Since this is your forever home, you have peace of mind with recent updates: Roof (2019), all appliances (2021), LUXURY VINYL PLANK (2021). Make sure to come see why your family deserves to live here!

Built in 1988

### **Essential Information**

MLS® #	A2201946
Price	\$797,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,852
Acres	0.13
Year Built	1988

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	191 Hawkville Close Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3N6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier, High Ceilings, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 1

Zoning R-CG

## Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.