

# **\$674,900 - 184 Hawkwood Drive Nw, Calgary**

MLS® #A2217112

**\$674,900**

4 Bedroom, 2.00 Bathroom, 1,343 sqft

Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

Stupendous Offering!!! Fantastic family home close to shopping, schools, park, pathways, and playgrounds. The kid's school bus stop is only a few steps away. Overall... just a fantastic four bedroom + Den home! You can't go wrong with this style, especially with the value of having a double attached garage and a finished basement. The bathrooms have been updated and remodeled, too! You'll love the bright open design on the main floor with an oversized living room featuring a brick wood/gas fireplace and vaulted ceilings. The kitchen and nook area is well laid out and is close to the semi-formal dining room. The efficient kitchen offers classic oak cabinets and quick access to the newer rear deck - BBQ time! The breakfast nook provides a bay window and overlooks the large rear east-facing yard. The large primary bedroom has a big closet and a full ensuite! Upstairs, you'll find three bedrooms and two full baths. The basement has been developed with an extra bedroom, a home office, and a big family room! The east-facing backyard oasis offers an entertainer's dream setup with a new upper rear 10' x 9' deck, mature trees for privacy and shade coverage, and is fully fenced. Some other updates include a few windows, a newer high-efficiency furnace, and a 75-80% Poly B removed. Call your friendly REALTOR(R) to book your viewing now! You don't need to preview! Will not last long... So you can book your appointment to view fast. Note: An August 2025 possession date is available.



Built in 1988

## Essential Information

MLS® #	A2217112
Price	\$674,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	184 Hawkwood Drive Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3M9

## Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Jayman Realty Inc.
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