

# \$849,900 - 275 Hawkwood Boulevard Nw, Calgary

MLS® #A2204702

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,104 sqft  
Residential on 0.14 Acres

Hawkwood, Calgary, Alberta

This beautifully renovated open-layout home in the sought-after community of Hawkwood is a must-see! With extensive updates, it offers a new roof, new windows, and high-quality stainless steel appliances, along with a new washer and dryer set.

As you step inside, the soaring vaulted ceilings instantly grab your attention. The spacious and bright living room seamlessly flows into the newly designed open-concept layout, featuring a modern kitchen with a stylish island—ideal for cooking and entertaining. Plus, the main floor conveniently includes a brand-new laundry set.

Upstairs, you'll discover the primary bedroom, complete with a luxurious 4-piece ensuite. Two additional bedrooms and a full bathroom offer plenty of space for family or guests.

The lower level introduces a brand-new one-bedroom illegal suite, complete with a versatile living room and an additional full bath—perfect for generating rental income or accommodating extended family.

The unfinished basement provides endless potential for customization, whether you envision two more bedrooms or a large entertainment space.

This home is ideally located near excellent amenities such as Hawkwood School, St. Maria Goretti School, and Crowfoot Shopping Center. With Costco and public transportation just a short distance away, convenience is at your doorstep.

More than just a home, this property offers an



exceptional investment opportunity, blending comfort and lifestyle. Don't miss your chance to make this stunning residence yours!

Built in 1986

### **Essential Information**

MLS® #	A2204702
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,104
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	275 Hawkwood Boulevard Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2T2

### **Amenities**

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

### **Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Balcony, Barbecue, Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

Listing Office	E-Trinity Realty and Management Ltd
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