$724,900 - 456 Hawkhill Place Nw, Calgary

MLS® #A2207830

$724,900
3 Bedroom, 3.00 Bathroom, 1,686 sqft
Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

OPEN HOUSE SATURDAY 2-4pm Welcome to this functional 4-Level Split that has been lovingly maintained just steps away from the new Hawkwood Community Park. With 3 bedrooms up, this house is perfect for your growing kids and has plenty of space for the parents in the primary bedroom with its own double closet and ensuite. Downstairs there is a formal dining room and a living room that faces South so you can entertain your guests with plenty of daylight. The kitchen has newer appliances and an eat-in area for the family to gather for daily meals. Just down a few steps, you will find the family room with a brick wood fireplace and sliding doors to your patio and your inviting backyard. Also on this level, you will find a cozy office for your work from home or doing homework for school. Down to the basement, you will find a large rec room that is ideal for the kids to run around in, or you can easily convert into a media room or a home gym. The large utility room is great for your laundry and even a workshop area to get things fixed or built. The crawl space is fantastic for all of your storage needs and even comes with all of the metal shelves. The windows have been replaced and there is even a sprinkler system. The double attached garage and the quiet cul-de-sac make this the ideal location for your family. Just walk across the street to enjoy the year-round outdoor community hub where you can meet neighbours and be active. You can enjoy the zipline, pickleball & tennis courts, ice rink,

barbeque spaces, soccer fields and baseball diamond. Call your favourite REALTORÂ® to schedule a viewing as it won't last long at this price.

Built in 1986

Essential Information

MLS® #	A2207830
Price	$724,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,686
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	456 Hawkhill Place Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3H7

Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings

Heating	Baseboard, Electric, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark

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