

# \$869,900 - 164 Hawksbrow Drive Nw, Calgary

MLS® #A2221752

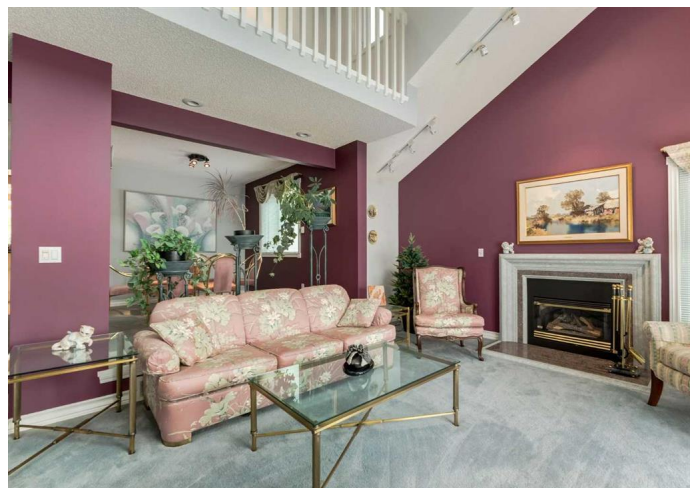
**\$869,900**

3 Bedroom, 4.00 Bathroom, 3,001 sqft

Residential on 0.18 Acres

Hawkwood, Calgary, Alberta

An incredible opportunity awaits in the highly desirable community of Hawkwood. This executive-style home backs directly onto green space and offers breathtaking views of the Rocky Mountains and foothills. With over 3000 square feet above grade, this spacious home is perfect for buyers looking to renovate and add their personal touch while appreciating a well-designed layout and unbeatable location. The main floor features vaulted ceilings, elegant spindle railings, and timeless architectural details. Enjoy a formal living room with a gas fireplace and custom precast concrete mantle, a generous dining room, and a functional kitchen with granite countertops. One of the home's standout features is the bright glass-enclosed sunroom—perfect for family breakfasts, dinners, or simply soaking in the views year-round. A cozy family room with a second fireplace, a private office, and a powder room complete the main level. Upstairs, the large primary bedroom includes a private sundeck with panoramic mountain views, a luxurious ensuite with jetted tub and walk-in shower, and ample closet space with built-ins. Two additional bedrooms, a full bathroom, and an upper-floor laundry room offer added convenience for family living. The fully finished basement features a media room with a wood stove, a games area, flex space that could be used as a 4th bedroom, and another full bathroom—ideal for entertaining or guest accommodation. Outside, the private tiered backyard offers a peaceful retreat



surrounded by mature trees, flowering shrubs, and a tranquil fountain. A multi-level deck with gas line for BBQ makes outdoor dining and entertaining easy. Notable upgrades include some vinyl windows, two hot water tanks, and a durable metal roof. Located just minutes from Crowfoot Shopping, Melcor YMCA, the LRT, the University of Calgary, and with easy access to Stoney Trail and the mountains, this home combines space, views, and incredible potential in one of NW Calgary's most sought-after communities. Don't miss this rare chance to create your dream home in an exceptional location. Click the media icon for the video tour and book your private showing today!

Built in 1983

**Essential Information**

MLS® #	A2221752
Price	\$869,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,001
Acres	0.18
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	164 Hawksbrow Drive Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3G 3E2

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Reverse Pie Shaped Lot, Views
Roof	Metal, See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	86
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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