

\$654,900 - 456 Hawkhill Place Nw, Calgary

MLS® #A2246023

\$654,900

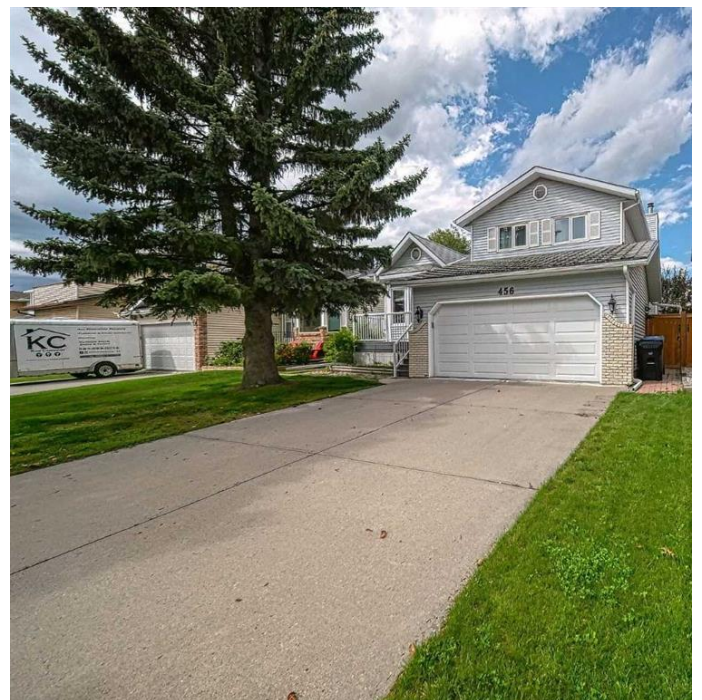
3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

Have you been dreaming of owning a home in the sought after community of Hawkwood? If yes, you absolutely have to come view this 4 LEVEL SPLIT house located in a quiet CUL-DE-SAC, just 4 doors down from the gorgeous HAWKWOOD COMMUNITY PARK (tennis courts, soccer field, baseball diamond, hockey rink) - a fantastic spot for kids to run around and have fun! ***Your future home has an EXTENDED DRIVEWAY that can FIT 4 CARS PLUS AN ATTACHED DOUBLE GARAGE!*** THE WINDOWS HAVE BEEN UPGRADED TO VINYL*** The main floor offers a SOUTH FACING LIVING ROOM, a dining room, a kitchen with NEWER STAINLESS STEEL APPLIANCES and access to a 2-TIER DECK. The upper level comes with 3 GOOD SIZE BEDROOMS and 2 FULL BATHROOMS (one of them is en-suite). The 3rd level consists of a family room with a WOOD BURNING FIREPLACE, an OFFICE and a 2PC bathroom (there's also access to the deck from the family room). The basement features a HUGE REC ROOM, a spacious laundry and HUMONGOUS STORAGE SPACE. You will love the fully fenced backyard with mature trees and a BACK LANE. The property is located close to schools, plenty of parks (off leash dog park too!) and shopping plazas. Easy access to DT and Stoney Trail. A must see, for sure! Very affordable, solid and EXTREMELY CLEAN!

Built in 1986



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2246023 |
| Price | \$654,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,698 |
| 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, Microwave, Refrigerator, Stove(s), Washer |
| 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 |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | August 6th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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