

# \$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 2Y3                   |

### 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 | 19               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                                     |
|----------------|-------------------------------------|
| Listing Office | E-Trinity Realty and Management Ltd |
|----------------|-------------------------------------|

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