$669,000 - 72 Hawkley Valley Road Nw, Calgary

MLS® #A2218766

$669,000
3 Bedroom, 3.00 Bathroom, 1,811 sqft
Residential on 0.14 Acres

Hawkwood, Calgary, Alberta

**PRICE IMPROVED!! Nestled in a charming, established neighborhood with towering mature trees, this beautifully updated 4-level split home offers the perfect blend of modern comfort and timeless appeal. Backing onto a serene green space with an off-leash dog area, this 3-bedroom, 3-bathroom gem is ideal for families, pet owners, or anyone craving a peaceful retreat with access to parks, bike paths, walking trails, and abundant wildlife. Step inside to a bright and airy interior, freshly painted throughout with updated carpeting and flooring. The heart of the home is the open-concept main level, where a wall removal between the living room and kitchen creates a seamless flow. Large bay windows flood the space with natural light, highlighting the vaulted living and dining areas. The reimagined kitchen is an entertainer's dream, featuring freshly painted oak cabinetry, all-new countertops, a custom-designed island, two sinks, new faucets, and stylish tile backsplash. Modern appliances, including a new fridge/freezer, dishwasher, and microwave with hood vent, complete the space. The third level is a cozy haven, boasting a massive family room with a charming wood-burning fireplace, a 4-piece bathroom, and a patio door leading to a spacious, fully fenced backyard—perfect for kids, pets, or summer barbecues. The adjacent green space transforms into a winter wonderland for tobogganing or a summer playground for kite-flying and bike riding. A
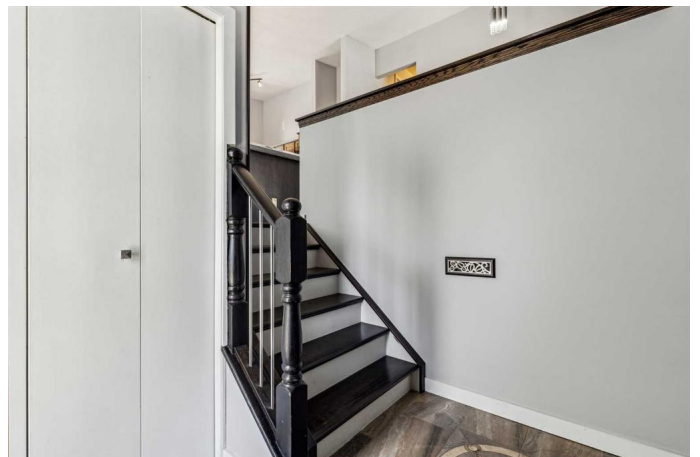
practical â€œmudroomâ€• area by the back sliding door keeps gear organized and makes cleaning up after outdoor adventures a breeze. Upstairs, three generously sized bedrooms await, with the primary suite offering a refreshed 3-piece ensuite with new tiles, countertop, sink, and faucet. A second 4-piece bathroom ensures convenience for family or guests. The fourth level features a large laundry room, utility space, and access to the attached double garage. Recent upgrades elevate this homeâ€™s appeal: a new heat pump, replaced windows, new light fixtures inside and out, painted railings, new baseboards, and a newer fence in the backyard and on one side. The 4-level split design provides privacy and flexibility, allowing everyone to spread outâ€”whether its adults relaxing by the fireplace, kids playing downstairs, or guests enjoying their own space. Located steps from schools, parks, a recreation center, restaurants, and transit, this home combines the tranquility of nature with the convenience of urban amenities. The large, private backyard and proximity to green space create an idyllic setting for family life, with the added bonus of an off-leash dog park just beyond the fence. BRAND NEW FURNACE JUST INSTALLED.

Built in 1983

Essential Information

MLS® #	A2218766
Price	$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,811
Acres	0.14
Year Built	1983
Type	Residential

Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	72 Hawkley Valley Road Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3B1

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	High Ceilings, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

| Date Listed | May 7th, 2025 |
| Days on Market | 98 |

| Zoning | R-CG |

Listing Details

| Listing Office | RE/MAX iRealty Innovations |