

# \$599,900 - 24 Hawkwood Crescent Nw, Calgary

MLS® #A2211246

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,973 sqft

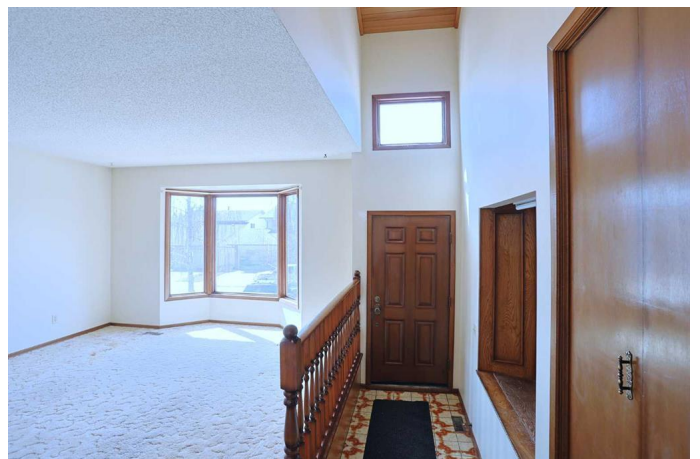
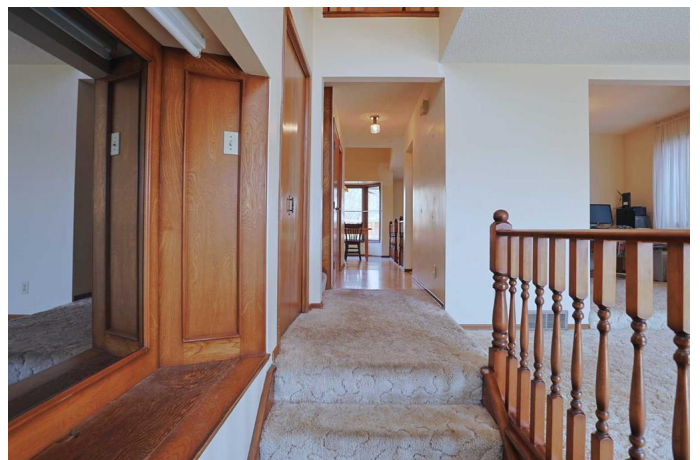
Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

First time offered in over 40 years is this custom-built two storey in the popular Northwest Calgary community of Hawkwood. This spacious 3 bedroom + den home offers a cozy & inviting floorplan, bright kitchen with loads of cabinet space, unspoiled lower level & updates within the last 15 years include roof, hot water tank & furnaces. Drenched in natural light is the Southwest-facing living room, which leads into the separate formal dining room making entertaining a breeze. The kitchen is a wonderful size & has white Kenmore appliances & dining nook with bay window. Family room with wood-burning fireplace & wet bar, & access into the fully fenced backyard. Total of 3 bedrooms & 2 full bathrooms on the 2nd floor highlighted by the primary bedroom with 2 closets & ensuite with shower; & one of the bedrooms has views of the mountains. Main floor home office & laundry. Terrific potential for future development in the unfinished lower level, with a cold room & access into the oversized 2 car garage. Backyard has a large patio & stone gardens, & gate to the back alley. Walking distance to park, Nose Hill Library & Robert Thirsk Senior High School. And only minutes from your front door is Crowfoot Centre with its wide range of retail, services & restaurants, theatre, YMCA & LRT.

Built in 1980

## Essential Information



MLS® #	A2211246
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,973
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	24 Hawkwood Crescent Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1X5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Stone
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Views, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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