

# \$649,900 - 184 Hawkwood Drive Nw, Calgary

MLS® #A2217112

**\$649,900**

4 Bedroom, 2.00 Bathroom, 1,343 sqft

Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

Stupendous Offering!!! Fantastic family home close to shopping, schools, park, pathways, and playgrounds. The kid's school bus stop is only a few steps away. Overall, just a fantastic four-bedroom + Den home! You can't go wrong with this style, especially with the added value of a double-attached garage and a finished basement. The bathrooms have also been updated and remodeled. You'll love the bright, open design on the main floor, featuring an oversized living room with a brick wood/gas fireplace and vaulted ceilings. The kitchen and nook area is well laid out and is close to the semi-formal dining room. The efficient kitchen features classic oak cabinets and provides quick access to the newer rear deck, perfect for BBQ time! The breakfast nook features a bay window that overlooks the large, east-facing rear yard. The large primary bedroom features a spacious closet and a full en-suite. Upstairs, you'll find three bedrooms and two full baths. The basement has been developed to include an extra bedroom, a home office, and a spacious family room. The east-facing backyard oasis offers an entertainer's dream setup, complete with a new upper rear 10' x 9' deck, mature trees for privacy and shade, and is fully fenced. Some other updates include a few windows, a newer high-efficiency furnace, and all polybutylene (Poly B) piping removed. Call your friendly REALTOR(R) to book your viewing now! You don't need to preview! Will not last long... So you can book your appointment quickly. Note:



An August 2025 possession date is available.

Built in 1988

### Essential Information

MLS® #	A2217112
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.12
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	184 Hawkwood Drive Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3M9

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows, Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	45
Zoning	R-CG

## Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.