



**63 Hawkmount Green NW  
Calgary, Alberta**

**MLS # A2288583**



**\$635,000**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkwood                    |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | 2 Storey                    |               |                   |
| <b>Size:</b>     | 1,704 sq.ft.                | <b>Age:</b>   | 1993 (33 yrs old) |
| <b>Beds:</b>     | 3                           | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                   |               |                   |
| <b>Lot Feat:</b> | Landscaped, Rectangular Lot |               |                   |

|                    |                                 |                   |      |
|--------------------|---------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |      |

**Inclusions:** N/A

Ideally situated on a quiet street directly across from a park and playground, this impeccably maintained 3-bedroom home in the heart of Hawkwood offers the perfect blend of family-oriented comfort and urban convenience. The bright interior is anchored by warm hardwood floors and a spacious main level that features a formal living and dining area, a cozy family room with a fireplace, and a dedicated main-floor laundry. The heart of the home is the expansive kitchen and breakfast nook, which flows seamlessly onto a two-tiered deck and a private, fenced yard—complete with a large shed for all your seasonal toys. Retreat to the massive primary suite which includes a private 4-piece ensuite. With a partially finished lower level featuring a second fireplace and a huge rec room, there is no shortage of space for movie nights or a home gym. Located within walking distance of both Catholic and Public schools and just minutes from the extensive shopping, dining, and recreation at Crowfoot Centre, this move-in-ready home offers an unbeatable lifestyle in one of NW Calgary’s most sought-after communities.