



**318 Hawkstone Manor NW
Calgary, Alberta**

MLS # A2303403



\$449,000

Division:	Hawkwood		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,500 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Guest, Insulated, Owned		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Curtains

HEY YOU! Yes you! I know, I know here comes another ChatGPT generated write up throwing out buzz words like spacious, bright, and move in ready... While this home is all of these things, I am going to make this easy for you. 1. Poly B replaced 2. Walk out basement 3. Extra long, finished single attached garage + driveway 4. Vaulted ceiling 5. Same owner since 1993 6. End unit UPGRADE QUICKFIRE 1. Furnace + HW tank (2021) 2. Washer + Dryer (2023) 3. Garage Door (2022) 4. Updated hardwood + tile 5. New Carpet on upper floor (2026) 6. Fresh paint throughout 7. New toilets. Complex is pet friendly, has a newly renovated clubhouse, racquet sport courts, tons of visitor parking, and is very well managed and maintained. Enough from me... come see it for yourself!