



**8 Hawkfield Crescent NW  
Calgary, Alberta**

**MLS # A2304656**



**\$750,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,915 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Hood Fan, 2nd Dishwasher, 2nd Refrigerator

This sunny, 2568sqft, 4-level split is one of the best-priced homes in Hawkwood and offers incredible value for families, investors, and multi-generational buyers alike. Featuring an open main floor with vaulted ceilings, a bright living room with electric fireplace, dining area, and kitchen with nook create an inviting space for everyday living and entertaining. Upstairs offers 3 spacious bedrooms, including an extra-large primary bedroom complete with a walk-in closet and private 3-piece ensuite. An additional 3 piece bathroom services the other 2 bedrooms on this floor. The lower level walkout adds exceptional flexibility with a fourth bedroom, full bathroom, laundry area, and a generous recreation room with a cozy wood-burning fireplace and direct access to the backyard. With a separate side entrance and finished basement level, this home is perfectly suited for a mortgage helper or extended family living, offering both privacy and income potential. The Basement has an illegal suite (completely upgraded in 2024). It offers a spacious entryway, bedroom with ensuite, new kitchen, dining area, and laundry area. This home has seen numerous valuable updates: kitchen and 2 bathrooms renovated in 2019, roof replaced in 2019, triple-pane windows and patio door installed in 2021, and a new hot water tank in 2025. The stucco exterior remains in great condition, adding to the home's long-term durability. The back patio and fenced yard speak to outdoor meals and family time together. An oversized single attached garage adds everyday convenience. Ideally located on a quiet cul-de-sac, you're just minutes from Crowfoot Crossing Shopping Plaza, LRT station, library, YMCA, and walking distance to schools (Robert Thirk High School), and Nose Hill Park. Move-in ready with major upgrades already complete—book your showing today!