



**219 Hawkstone Close NW
Calgary, Alberta**

MLS # A2304713



\$725,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: N/A

Price Adjusted to Sell! Property Professionally Power Washed, Windows Cleaned. Gutters Cleaned. Within walking distance to both Public and Separate Schools. K - 6 School. Original Owners are Downsizing. Preferred Subdivision Wide Streets. Treed.

Home is across the street from a park, walking paths. Located at the far end of a quiet Close. Bus stops within short walking distance. Fully treed back yard with a pond and a water feature. All Decked Out providing a private personal space Deck measures 10x17. West Back Yard. Enjoy the Evening Sun.

Upgrades ...All Poly B Plumbing Removed and Replaced with Pex January 2025 New Furnace Installed Feb 2024 Newer Carpets. Installed Stove Replaced July 2025 Clothes Dryer Replaced July 2025 Cultured Marble Jacuzzi and bathroom sinks Refinished April 2026.

Hawkwood Subdivision has been acknowledged for its community spirit and quality of life, winning local awards for its parks and recreational facilities. The community also includes modern townhouses and condos that cater to different family sizes and lifestyles. The neighbourhood features well-maintained parks, pathways, and a variety of recreational facilities, providing residents with ample opportunities for outdoor activities. Residents appreciate the peaceful environment, scenic views, and convenient access to schools, shopping centers, and amenities. Discover the charm and beauty of Hawkwood, where quality of life and community spirit thrive. Price Adjusted to SELL!