



**216 Hawkwood Boulevard NW
Calgary, Alberta**

MLS # A2307221



\$639,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,299 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, On Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, No Smoking Home, Pantry, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 216 Hawkwood Boulevard NW, a charming and well-cared-for 4-level split detached home located in the established and highly desirable community of Hawkwood. Offering a functional multi-level layout, warm interior character, and excellent family living space, this home is perfect for buyers looking for comfort, flexibility, and long-term value in Calgary's northwest. The main level features a bright and inviting living room with vaulted ceilings, a large front bay window, and a skylight that brings in beautiful natural light throughout the day. The adjacent dining area offers a comfortable space for family meals and entertaining, while the kitchen includes stone counters, ample cabinetry, pantry storage, stainless steel appliances, and a practical breakfast nook overlooking the lower living area. Upstairs, you will find well-sized bedrooms, including a primary bedroom with a walk-in closet and access to a full bathroom featuring a jetted tub. The lower level offers a cozy family room with a beautiful stone-faced fireplace and direct access to the backyard through sliding patio doors — an ideal space for relaxing, entertaining, or enjoying quiet evenings at home. Additional developed space provides excellent flexibility for a guest room, home office, hobby area, gym, or recreation space. This home also offers a separate laundry room in basement, central vacuum, closet organizers, extra storage, skylights, and a no-smoking interior. Outside, the large northeast-facing backyard provides mature trees, fencing, a storage shed, and plenty of space for kids, pets, gardening, or future outdoor ideas. With a southwest-facing front exposure, the home enjoys great curb appeal and natural light from both sides. Located close to parks, pathways, schools, shopping, transit, and major routes, this is a fantastic opportunity to own a detached home in one of Calgary

NW's established communities.