



**63 Hawkmount Green NW
Calgary, Alberta**

MLS # A2312928



\$599,900

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

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

Inclusions: n/a

Open House June 20 AND JUNE 21 12:00Pm - 4:00PM. Perfectly positioned on a quiet, family-friendly street directly across from a park and playground, this beautifully maintained 3-bedroom home in sought-after Hawkwood delivers the ideal mix of comfort, style, and convenience. Step inside to a bright and welcoming layout highlighted by warm hardwood flooring and spacious living areas designed for everyday living and entertaining. The main floor features elegant living and dining spaces, a cozy family room with a fireplace, and the convenience of main-floor laundry. At the center of the home is a generous kitchen with an oversized breakfast nook that opens effortlessly to a stunning two-tier deck and a private fenced backyard—perfect for summer gatherings, kids, pets, and extra storage with a large outdoor shed. Upstairs, the oversized primary retreat offers the perfect place to unwind, complete with a private 4-piece ensuite. The partially finished basement adds even more versatility with a second fireplace and an expansive recreation area ideal for movie nights, a games room, fitness space, or home office. Located within walking distance to both Public and Catholic schools and just minutes from Crowfoot Centre’s shopping, restaurants, and recreation, this move-in-ready home offers exceptional living in one of NW Calgary’s most desirable communities.