



**232 Hawkcliff Way NW
Calgary, Alberta**

MLS # A2318859



\$670,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,343 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, No Back Lane, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Garden Shed

OPEN HOUSE SATURDAY JUNE 13TH 1:00-4:00PM!!! Welcome to this beautifully maintained 3-bedroom, 3-bathroom home with a walk out lower level. Offering over 1,900 sq. ft. of living space, ideally situated on a quiet street in the highly sought-after community of Hawkwood. Facing a picturesque greenspace and showcasing outstanding curb appeal with mature landscaping and a welcoming front patio, this home has been lovingly cared for and is ready for its next chapter. The bright and spacious main level features hardwood flooring throughout, an open-concept layout, and large windows that fill the home with natural light. The living room flows seamlessly into the dining area, breakfast nook, and kitchen, creating an ideal space for both everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a primary retreat complete with a walk-in closet and private 3-piece ensuite. A full 4-piece bathroom serves the additional bedrooms. The walkout lower level offers a large family room with a cozy corner gas fireplace and sliding patio doors leading to the backyard. This level also features a full 3-piece bathroom, an additional entrance with laundry area, utility space, and an impressive crawl space providing all the storage you could ever need. From the family room step outside to enjoy the fully fenced backyard, landscaped with a stone patio with a lovely shaded sitting area for relaxing or entertaining friends and family outdoors! Mature perennials, shrubs, and a garden shed for all of your garden tools and supplies complete this beautifully maintained backyard! Pride of ownership is evident throughout, with numerous updates completed over the years, including Loewen wood-frame rear bedroom windows (2007), front living room window (2014), roof replacement (2016), and upper front bedroom window (2016). The home has been

meticulously maintained and cared for throughout its ownership. Located in one of Northwest Calgary's most established communities, close to parks, schools, shopping, transit, and major roadways, this is a rare opportunity to own a move-in-ready home in an exceptional location.