



**318 Hawkstone Manor NW  
Calgary, Alberta**

**MLS # A2326174**



**\$415,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Guest, Insulated, Owned		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Laminate Counters, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** NA

HEY YOU! Yes you! I know, I know here comes another ChatGPT generated write up throwing out buzz words like spacious, bright, and move in ready... While this home is all of these things, I am going to make this easy for you. 1. Poly B replaced 2. Walk out basement 3. Extra long, finished single attached garage + driveway 4. Vaulted ceiling 5. Same owner since 1993 6. End unit UPGRADE QUICKFIRE 1. Furnace + HW tank (2021) 2. Washer + Dryer (2023) 3. Garage Door (2022) 4. Updated hardwood + tile 5. New Carpet on upper floor (2026) 6. Fresh paint throughout 7. New toilets. Complex is pet friendly, has a newly renovated clubhouse, racquet sport courts, tons of visitor parking, and is very well managed and maintained. Enough from me... come see it for yourself!