



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**179 Hawkwood Boulevard NW
Calgary, Alberta**

MLS # A2327397



\$629,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,183 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street		
Lot Size:	0.96 Acre		
Lot Feat:	Level		

Heating:	None
Floors:	Carpet, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Welcome to this beautifully maintained 4-level split offering over 1,750 sq. ft. of bright, functional living space in the desirable community of Hawkwood. Ideally located close to schools, Superstore, shopping, parks, and major routes including Crowchild Trail, John Laurie Boulevard, Shaganappi Trail, and Stoney Trail. This inviting home features 4 bedrooms, 3 full bathrooms, two skylights, and a large front picture window that fills the home with natural light. Recent updates include newer windows and roofing for added peace of mind. The spacious family room opens through sliding patio doors to a beautifully landscaped backyard, perfect for relaxing or entertaining. A separate side entrance provides convenient access to the lower level, complete with a fourth bedroom and a 3-piece bathroom—ideal for guests, extended family, or a home office. Offering comfort, space, and an exceptional location, this move-in-ready home is one you won't want to miss!