



GRASSROOTS
REALTY GROUP

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412 Hawkstone Manor NW
Calgary, Alberta

MLS # A2344204



\$390,000

Division:	Hawkwood		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,567 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Guest, Ins		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, dishwasher, hood fan, washer & dryer, all window coverings, garage door opener (no remote)

END UNIT | WALKOUT BASEMENT | ATTACHED GARAGE | Welcome to this spacious 3-bedroom townhouse in the established northwest community of Hawkwood, offering a unique multi-level layout and abundant natural light. Recent improvements include brand-new carpet, and all Poly B plumbing has been removed. The entry level provides convenient access to the single attached garage and private driveway, giving you parking for two vehicles. From here, step down to the fully finished walkout basement, where a comfortable recreation room offers flexible space for movie nights, a home gym, guest bedroom or children's play area, with the laundry conveniently located nearby. A rear door opens directly onto a concrete patio. The impressive main living level is filled with natural light and features soaring 12'6" ceilings, a large window, a gas fireplace, and access to the balcony. Overlooking the living room, the next level offers a generous dining area and a large, functional kitchen complete with a breakfast nook, an exceptionally spacious walk-in pantry, and a stainless steel dishwasher replaced in 2024. A convenient half bathroom completes this level. Upstairs, the primary bedroom includes a walk-in closet and private ensuite with tile flooring and a tub/shower combination. Two additional bedrooms and a second full bathroom with its own tub/shower combination provide a practical layout for families, guests or a home office. Residents also enjoy access to the complex's tennis court, along with ample visitor parking for guests. Hawkwood is a well-established community known for its mature surroundings, parks and pathways, with Hawkwood School located right in the neighbourhood and shopping, services and additional amenities available nearby. With its end-unit position, walkout basement, attached garage and spacious interior,

this home offers an appealing combination of comfort, functionality and location. Immediate possession is available!