



GRASSROOTS
REALTY GROUP

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144 Hawkdale Close NW
Calgary, Alberta

MLS # A2349076



\$699,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,651 sq.ft.	Age:	1989 (37 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions:	N/A
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*Open House 2-4pm Sat&Sun Oct 3 & 4*Solid and well-maintained 2-storey walk-out home offering approximately 2,450 sq. ft. of developed living space, including a fully developed walk-out basement. Ideally located in a quiet and convenient family community, the home is just a 4-minute walk to the school, parks, and playgrounds—offering an excellent combination of space, functionality, and everyday convenience. The home has seen several important updates in recent years, including the roof, furnace, hardwood flooring throughout the main and upper levels, and deck stairs. The main level offers a practical layout with a spacious living room, formal dining room, family room with fireplace, office, kitchen with eating area, powder room, and laundry. Upstairs features three bedrooms and two bathrooms, including a south-facing primary bedroom with a 4-piece ensuite and walk-in closet, plus two additional bedrooms and a second full bathroom. The fully developed walk-out basement significantly expands the living space, featuring a comfortable rec room, an additional kitchen, 3 additional bedrooms (or flex/office spaces), a 3-piece bathroom, and a second set of laundry facilities. With its separate entrance, kitchen, and laundry, this level offers excellent flexibility for extended family or potential rental and investment use. The fully fenced south-facing backyard provides a private outdoor space. Overall, this is a solid and functional home offering substantial developed living space, a convenient location, meaningful updates, and flexible options for both family living and investment. Note: The home has Poly-B plumbing.