



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

50 Hawkbury Close NW
Calgary, Alberta

MLS # A2351790

\$729,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,996 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully well maintained 4-level split home in the highly community of Hawkwood! Offering over 1,900 sq. ft. of living space. This spacious home features 4 bedrooms and a functional layout that combines comfort, space, and style, making it an excellent choice for families. The upper level features three generously sized bedrooms, including a spacious primary bedroom with an ensuite, along with an additional 4-piece bathroom conveniently located on the same level. The main level you will find the spacious kitchen and bright and inviting living and dining areas flow seamlessly, creating the perfect setting for family gatherings and entertaining. The lower level offers a cozy family room featuring a wood-burning fireplace. Enjoy convenient access to the backyard through the French doors.. The basement features the fourth bedroom, currently used as a home gym, an additional 4-piece bathroom, and a dedicated workshop perfect for hobbies. Ideally located in the family-friendly community of Hawkwood, this home is within walking distance to schools, parks, shopping, and public transit. With its spacious layout, versatile living areas, and desirable location in NW Calgary, this property offers an excellent opportunity for families seeking a comfortable home in an established community.