

# \$695,000 - 102 Hawkville Close Nw, Calgary

MLS® #A2243651

**\$695,000**

5 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.14 Acres

Hawkwood, Calgary, Alberta

WELCOME HOME! Incredible and spacious family home in the heart of desirable Hawkwood. Spacious 4-level split plan with third level WALKOUT W/ SEP. ENTRANCE. Easily suitable. 5 bedrooms, 3 bathrooms and a MASSIVE PIE LOT! As you enter you are greeted by wonderful VAULTED CEILINGS. The living room is huge and offers multiple furniture options. Separate dining space on the main level. The kitchen is bright and white with room for a full table or a portable island. The windows fill this room with sunshine. 3 BEDROOMS UP, 1 ON THE LOWER LEVEL AND THE FIFTH BEDROOM IN THE BASEMENT. Primary bedroom with 3 pc ensuite bath. Spacious kids rooms. Great views of the backyard from most of the upper windows. The lower level offers a warm and inviting family room with cozy fireplace, large windows and a walkout to the fenced yard. Ideal for creating a suite (pending meeting all City ordinances for creation of a new suite) or for sun filled play time with your kids. This third/lower level also hosts a fourth bedroom with large window and full 3 pc bath with shower. The basement level offers a fifth bedroom with window, double closet and ample storage in the utility room. The pie shaped fenced yard is a family dream! So much space to run and play. Custom play structure can be left behind for your kiddos to enjoy. Huge deck is great for BBQ's and evening coffees. Functional double attached garage rounds out this awesome family home.



NEW FURNACE AND TOPPED UP  
INSULATION. Hawkwood offers excellent  
schools, access to transit and highways and  
wonderful community playgrounds and  
programs. Book your showing today!

Built in 1990

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2243651      |
| Price          | \$695,000     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,872         |
| Acres          | 0.14          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 102 Hawkville Close Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 3B3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Range Hood,             |

|                 |                                                       |
|-----------------|-------------------------------------------------------|
|                 | Refrigerator, Washer/Dryer                            |
| Heating         | Central                                               |
| Cooling         | None                                                  |
| Fireplace       | Yes                                                   |
| # of Fireplaces | 1                                                     |
| Fireplaces      | Gas                                                   |
| Has Basement    | Yes                                                   |
| Basement        | Exterior Entry, Partial, Partially Finished, Walk-Out |

## Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                 |
| Lot Description   | Back Lane, Low Maintenance Landscape, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                      |
| Construction      | Stone, Stucco                                        |
| Foundation        | Poured Concrete                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 27th, 2025 |
| Days on Market | 6               |
| Zoning         | R-CG            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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