

**63 Hawkmount Green NW**  
**Calgary, Alberta**

**MLS # A2288583**



**\$660,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,704 sq.ft.	<b>Age:</b>	1993 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Ideally situated on a quiet street directly across from a park and playground, this impeccably maintained 3-bedroom home in the heart of Hawkwood offers the perfect blend of family-oriented comfort and urban convenience. The bright interior is anchored by warm hardwood floors and a spacious main level that features a formal living and dining area, a cozy family room with a fireplace, and a dedicated main-floor laundry. The heart of the home is the expansive kitchen and breakfast nook, which flows seamlessly onto a two-tiered deck and a private, fenced yard—complete with a large shed for all your seasonal toys. Retreat to the massive primary suite which includes a private 4-piece ensuite. With a partially finished lower level featuring a second fireplace and a huge rec room, there is no shortage of space for movie nights or a home gym. Located within walking distance of both Catholic and Public schools and just minutes from the extensive shopping, dining, and recreation at Crowfoot Centre, this move-in-ready home offers an unbeatable lifestyle in one of NW Calgary's most sought-after communities.