

153 Hawkdale Circle NW Calgary, Alberta

MLS # A2337818



\$829,900

Division:	Hawkwod		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,117 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Garden, Interior Lot, Landscaped, Rectangular Lot, Sloped Down		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	All sppliances in the walkout basement		

Welcome to this beautifully maintained two-storey walkout home in the highly desirable NW Calgary community of Hawkwod! Minutes to Crowfoot Centre, top-rated schools, parks, and transit. Featuring 3+2 bedrooms, a main-floor den, 2 fireplaces (wood-burning on main, gas in basement), central air conditioning, and vaulted ceilings — an ideal setup for families seeking a spacious home with a built-in mortgage helper! Key Features & Extensive Recent Upgrades: - Basement Illegal Suite / Mortgage Helper: 2026 newly finished walkout basement complete with a full second kitchen (brand-new electric stove, range hood, dishwasher), new flooring, dedicated laundry, 4th bedroom, full bath, cozy gas fireplace, and wet bar. With its own private walkout entrance, it offers fantastic potential for rental income to help offset your mortgage! - Climate Control & Comfort: Cool relaxing central air conditioning for hot summer days and two fireplaces to keep the entire home warm and inviting in winter. - 2026 (April): Complete replacement of old plumbing lines (Poly-B fully replaced); new washer & dryer. - 2025 (January): Brand-new high-efficiency furnace installed. - Bathrooms & Kitchens: Brand-new toilets installed throughout. Sleek quartz countertops in both the primary kitchen and upper/main bathrooms. - Exterior & Windows: Roof shingles and high-efficiency windows replaced in recent years. The open-concept main floor features vaulted ceilings, a private home office, and a cozy family room with built-ins and a wood-burning fireplace. Upstairs, the primary suite offers stunning mountain views, a walk-in closet, and an updated ensuite with a jetted tub. Enjoy the sunny West-facing, beautifully landscaped backyard from your balcony or patio!