

144 Hawkdale Close NW
Calgary, Alberta

MLS # A2349076



\$638,500

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

NEW PRICE — UNBEATABLE VALUE IN HAWKWOOD! Priced for immediate sale, don't miss this rare opportunity! 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 and furnace (2021), hardwood flooring throughout the main and upper levels (2023), and bathroom updates in 2023, including new sinks, toilets, and tile flooring in two upper-level bathrooms and the main-floor powder room. Deck stairs have also been updated. Select window glass units in the living room and kitchen have recently been replaced. The main level offers a functional and versatile layout, featuring a spacious living room, formal dining room, family room with fireplace, and a dedicated main-floor office—ideal for working from home. The kitchen with eating area, powder room, and main-floor laundry add to the everyday convenience. 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.