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76 Hawkville Place NW
Calgary, Alberta

MLS # A2350911

$550,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	**Age:**	1982 (44 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	**Zoning:**	M-C1 d32
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this updated Hawkwood home, ideally located on a quiet cul-de-sac and offering over 1577 sq. ft. of developed living space. Fresh paint throughout, including all walls, trim and doors, gives the home a clean refreshed feel. The main floor features a spacious living room/ dining room that fills the room with natural light, family room with fireplace, dedicated home office, and convenient 2-piece bathroom. The kitchen is open to the living area and offers modern lighting, ample cabinetry and counter space, and stainless-steel appliances, including a new stove. Upstairs features three spacious bedrooms, including a generous primary bedroom with room for a king-sized bed, his and hers closets, and a private 4-piece ensuite. A second 4-piece bathroom completes the upper level. Major updates include a furnace (2022), hot water tank, and roof. The fully fenced backyard is ideal for outdoor entertaining and BBQs, While the single detached garage provides added storage convenience and room for 1 car. The basement offers laundry, a large storage room and unfinished area that is waiting for your personal touch. The front yard has a large 2 tier deck that would great for gardening and patio time with your family. Enjoy a prime Hawkwood location close to parks, schools, Crowfoot Centre, public transit, Stoney Trail and easy access to the mountains. A well-maintained home with a functional layout, numerous updates and an excellent location, offered at $550,000.

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