

# **\$639,900 - 456 Hawkhill Place Nw, Calgary**

MLS® #A2246023

**\$639,900**

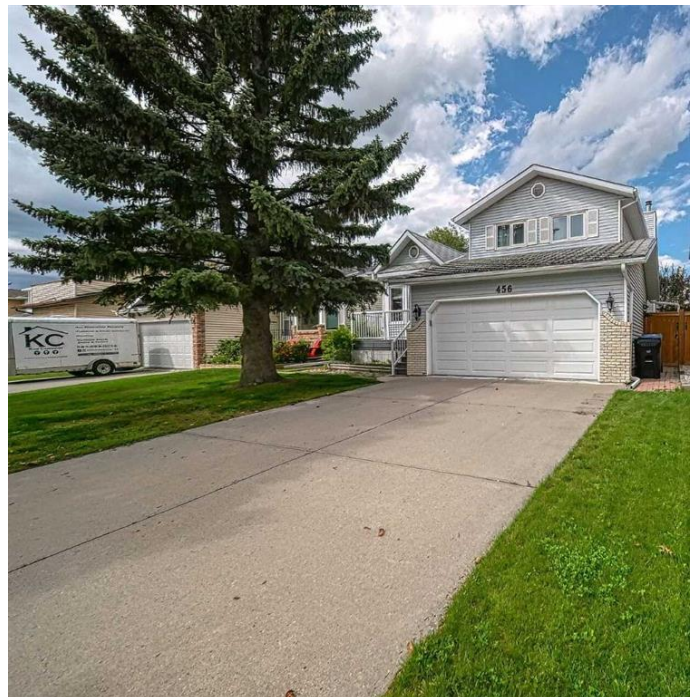
3 Bedroom, 3.00 Bathroom, 1,698 sqft

Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

Have you been dreaming of owning a home in the sought after community of Hawkwood? If yes, you absolutely have to come view this 4 LEVEL SPLIT house located in a quiet CUL-DE-SAC, just 4 doors down from the gorgeous HAWKWOOD COMMUNITY PARK (tennis courts, soccer field, baseball diamond, hockey rink) - a fantastic spot for kids to run around and have fun! \*\*\*Your future home has an EXTENDED DRIVEWAY that can FIT 4 CARS PLUS AN ATTACHED DOUBLE GARAGE!\*\*\* THE WINDOWS HAVE BEEN UPGRADED TO VINYL\*\*\* The main floor offers a SOUTH FACING LIVING ROOM, a dining room, a kitchen with NEWER STAINLESS STEEL APPLIANCES and access to a 2-TIER DECK. The upper level comes with 3 GOOD SIZE BEDROOMS and 2 FULL BATHROOMS (one of them is en-suite). The 3rd level consists of a family room with a WOOD BURNING FIREPLACE, an OFFICE and a 2PC bathroom (there's also access to the deck from the family room). The basement features a HUGE REC ROOM, a spacious laundry and HUMONGOUS STORAGE SPACE. You will love the fully fenced backyard with mature trees and a BACK LANE. The property is located close to schools, plenty of parks (off leash dog park too!) and shopping plazas. Easy access to DT and Stoney Trail. A must see, for sure! Very affordable, solid and EXTREMELY CLEAN!

Built in 1986



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246023      |
| Price          | \$639,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,698         |
| Acres          | 0.10          |
| Year Built     | 1986          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 456 Hawkhill Place Nw |
| Subdivision | Hawkwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 3H7               |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s)                            |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard, Forced Air, Natural Gas, Electric                 |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning                                                 |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit                         |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac |
| Roof              | Asphalt Shingle                  |
| Construction      | Brick, Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 51               |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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