

# \$699,000 - 152 Hawktree Close Nw, Calgary

MLS® #A2208701

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

| 3 BEDS | 2.5 BATHS| DOUBLE ATTACHED GARAGE| 4865 SQ FT LOT| WALKING DISTANCE TO SCHOOLS | Welcome to 152 Hawktree Close NW! This well-maintained property offers over 2,300 sq ft of developed living space. This beautiful home features 3 bedrooms and 2.5 bathrooms, perfect for comfortable family living. Step inside to a bright, open-concept main floor. It offers a spacious living room, a cozy family room with a fireplace and built-in bookcase, and a good-sized kitchen. A freshly painted, west-facing deck is ideal for summer gatherings and entertaining. The main level also includes a 2-piece bathroom and a laundry room. Upstairs, you will find 3 generous bedrooms, a 4-piece bathroom, and the primary bedroom offers a walk-in closet and a 4-piece ensuite bathroom with a jetted tub. The fully finished basement offers two large recreation rooms and rough-in plumbing for a wet bar, ready for your personal touch. Conveniently located on a quiet street, this home is steps from schools, parks, playgrounds, and public transit. Nearby amenities include Crowfoot Crossing Shopping Mall, Costco, and Superstore. Easy access to Stoney Trail and Crowchild Trail ensures effortless commuting. Recent upgrades include 50-year warranty shingles (replaced in 2010), a brand-new fence, newer upper-level carpeting, and newer kitchen appliances. Don't miss the opportunity to own this exceptional property; call your favourite realtor to make it



yours today!

Built in 1991

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208701    |
| Price          | \$699,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,723       |
| Acres          | 0.11        |
| Year Built     | 1991        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 152 Hawktree Close Nw |
| Subdivision | Hawkwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 3R1               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Bookcases, No Animal Home, No Smoking Home, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer       |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Fireplace         | Yes                                                           |

|                 |                           |
|-----------------|---------------------------|
| # of Fireplaces | 1                         |
| Fireplaces      | Family Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Finished, Full            |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 35               |
| Zoning         | R-CG             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.