



THE
A-TEAM

**RE/MAX
FIRST**

68 HAWKVILLE Place, Calgary T3G 2G9

MLS®#: **A2157908**

Area: **Hawkwood**

Listing Date: **08/15/24**

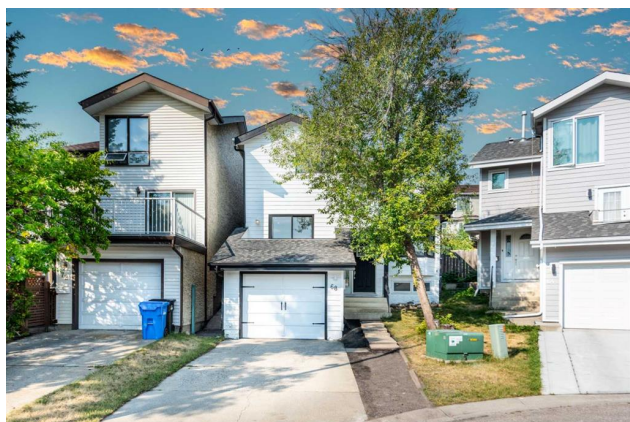
List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **2,658 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn**
Park Feat: **Off Street,Single Garage Attached**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony**

Construction: **Mixed**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Microwave Hood Fan,Washer/Dryer**
Int Feat: **Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`10"
Kitchen	Main	10`6" x 22`2"
3pc Ensuite bath	Upper	9`11" x 5`1"
Bedroom	Upper	11`11" x 13`2"
Bedroom - Primary	Upper	13`7" x 17`0"
Bedroom	Basement	14`5" x 13`10"
Furnace/Utility Room	Basement	13`8" x 11`2"

Room	Level	Dimensions
Dining Room	Main	16`2" x 10`10"
Living Room	Main	11`11" x 26`4"
4pc Bathroom	Upper	9`11" x 5`1"
Bedroom	Upper	11`11" x 12`10"
3pc Ensuite bath	Basement	6`2" x 7`5"
Laundry	Basement	6`3" x 11`2"

Title:	Zoning:
Fee Simple	M-C1 d32
Legal Desc:	8110895

Remarks

Pub Rmks: **Welcome to 68 Hawkville Place, a charming and fully renovated home situated on a quiet street. This beautifully updated residence boasts brand new appliances and offers ample living space for you and your family. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with an ensuite bathroom. The home features a total of three and a half bathrooms, ensuring comfort and convenience for everyone. The finished basement also offers a generously sized bedroom with a private bathroom. Outside the large backyard offers a beautiful deck to enjoy the outdoors and take in the greenery. No expense has been spared in the top-to-bottom renovation of this home. Don't miss the chance to make this stunning property your own—book your showing today!**

Inclusions: **Appliances**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123