



THE
A-TEAM

**RE/MAX
FIRST**

52 HAWKCLIFF Way, Calgary T3G 2R7

MLS®#: **A2165362**

Area: **Hawkwood**

Listing Date: **09/13/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 02-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1983**

Finished Floor Area

Abv Sqft: **1,265**

Low Sqft:

Ttl Sqft: **1,265**

Lot Information

Lot Sz Ar: **4,553 sqft**

Lot Shape:

DOM

46

Layout

Beds: **4 (3 1)**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Reverse Pie Shaped Lot**
Park Feat: **Double Garage Attached,Garage Door Opener,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Fire Pit**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Vaulted Ceiling(s),Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`8" x 18`9"	Bedroom - Primary	Main	13`5" x 16`10"
Kitchen	Main	11`8" x 13`5"	Bedroom	Main	11`6" x 9`6"
Dining Room	Main	10`6" x 11`10"	Bedroom	Main	9`4" x 9`9"
Bedroom	Lower	7`2" x 11`7"	4pc Bathroom	Main	7`9" x 4`11"
Laundry	Lower	10`8" x 11`7"	3pc Bathroom	Main	7`10" x 12`5"
Game Room	Lower	22`0" x 12`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8111982

Zoning:
R-C2

Remarks

Pub Rmks:

Experience the perfect blend of modern living and tranquil retreat in this open concept three plus one bedroom Bi-Level home nestled on a quiet street complete with a double attached garage. As you enter, you're immediately captivated by the soaring vaulted ceilings and the seamless flow between the kitchen, living room, and dining area. The kitchen boasts stainless steel appliances and a butcher block-topped island, ideal for both meal prep and extra storage. The generous dining space is perfect for hosting gatherings, while the living room invites cozy evenings by the wood-burning fireplace. Enjoy sunny mornings and effortless outdoor entertaining on your east-facing upper deck, complete with BBQ space. Complete the main level with a spacious primary bedroom with a three-piece ensuite, complemented by two additional bedrooms and a four-piece bath. The lower level is a haven for relaxation and fun, with a newly renovated recreation room and an extra bedroom with an egress window. Additional perks include a 22 x 23-foot attached garage, Central Air and a spacious yard, providing ample room for outdoor play and relaxation. The home's location also offers proximity to schools, Crowfoot Village, and major roads like Stoney Trail. This home offers both comfort and convenience in one of Hawkwood's most desirable locations.

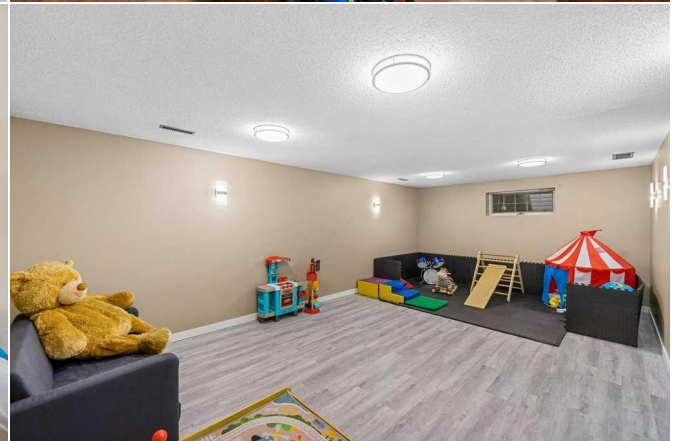
Inclusions:
Property Listed By:

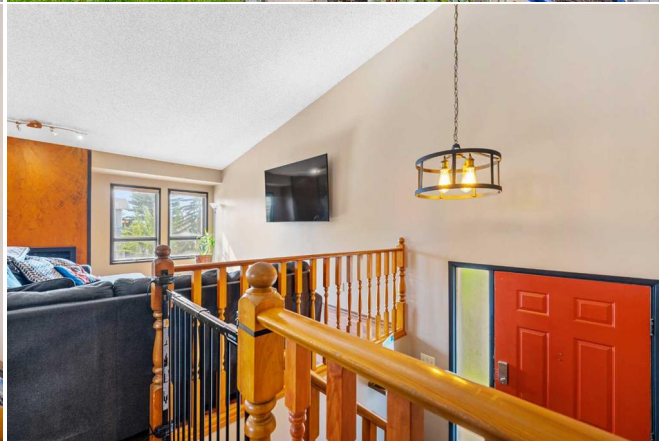
**Mobile Pantry, Firepit in yard, Sink in Laundry Room, Workbench in Garage, Shed, garage door opener
CIR Realty**

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











52 Hawkliff Way NW, Calgary, AB

Main Floor Exterior Area 1265.79 sq ft



PREPARED: 2024/09/12

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

52 Hawkliff Way NW, Calgary, AB

Basement (Below Grade) Exterior Area 621.89 sq ft
Excluded Area 522.72 sq ft



PREPARED: 2024/09/12

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