



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**287 HAWK WOOD Drive, Calgary T3G 3N1**

MLS®#: **A2165879**

Area: **Hawkwood**

Listing Date: **09/14/24**

List Price: **\$649,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1989**

Finished Floor Area

Abv Sqft: **1,685**  
Low Sqft:  
Ttl Sqft: **1,685**

Lot Information

Lot Sz Ar: **466 sqft**  
Lot Shape:

DOM

**5**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Lane**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet, Linoleum, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`5" x 8`0"
Laundry	Main	10`9" x 9`0"
Family Room	Main	13`3" x 12`11"
Bedroom	Upper	11`0" x 9`0"
Kitchen	Main	13`3" x 12`11"
4pc Bathroom	Upper	7`6" x 5`10"

Room	Level	Dimensions
Living Room	Main	15`6" x 8`0"
Breakfast Nook	Main	6`10" x 6`3"
Bedroom - Primary	Upper	15`4" x 11`3"
Bedroom	Upper	10`9" x 9`0"
2pc Bathroom	Main	7`0" x 3`1"
4pc Ensuite bath	Upper	10`5" x 7`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8911328**

Zoning:  
**R-C1**

Remarks

Pub Rmks:

**This charming two-story home in the desirable community of Hawkwood is a well-maintained gem, offering three spacious bedrooms, two full bathrooms, and a convenient half bath. The master bedroom features its own ensuite full bath for added privacy and comfort. The heart of the home is the cozy kitchen, perfect for family meals, and the inviting living room, which boasts a beautiful fireplace, creating a warm and welcoming atmosphere. The landscaped backyard is a perfect retreat, complete with a large deck, ideal for outdoor entertaining or relaxing. The basement remains undeveloped, presenting a fantastic opportunity for customization to suit your unique needs. This home is a blend of comfort and potential, nestled in a vibrant neighborhood.**

Inclusions:  
Property Listed By:

**none**  
**URBAN-REALTY.ca**

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













