



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**68 HAWKVILLE Place, Calgary T3G 2G9**

MLS®#: **A2174085**      Area: **Hawkwood**      Listing Date: **10/18/24**      List Price: **\$629,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1982**      Abv Sqft: **1,652**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **2,658 sqft**      Ttl Sqft: **1,652**  
 Lot Shape:

DOM

**33**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,City Lot,Cul-De-Sac**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Stucco,Wood Frame**  
 Heating: **Standard**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`2" x 5`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`2" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 22`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`11" x 26`4"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>9`11" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`11" x 5`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 13`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 12`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`7" x 17`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>6`2" x 7`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 13`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`3" x 11`2"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>13`8" x 11`2"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**M-C1**

**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:  
Property Listed By: **N/A**  
**URBAN-REALTY.ca**

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











