



THE
A-TEAM

**RE/MAX
FIRST**

68 HAWKVILLE Place, Calgary T3G 2G9

MLS®#: **A2174085** Area: **Hawkwood** Listing **10/18/24** List Price: **\$609,900**
 Status: **Active** County: **Calgary** Change: **-\$20k, 26-Nov** 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

64
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:
 Heating: **Standard** **Concrete,Stucco,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Yard** **Carpet,Tile,Vinyl Plank**
 Water Source:
 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
2pc Bathroom	Main	5`2" x 5`10"	Dining Room	Main	16`2" x 10`10"
Kitchen	Main	10`6" x 22`2"	Living Room	Main	11`11" x 26`4"
3pc Bathroom	Second	9`11" x 5`1"	4pc Bathroom	Second	9`11" x 5`1"
Bedroom	Second	11`11" x 13`2"	Bedroom	Second	11`11" x 12`10"
Bedroom - Primary	Second	13`7" x 17`0"	3pc Bathroom	Basement	6`2" x 7`5"
Bedroom	Basement	14`5" x 13`10"	Laundry	Basement	6`3" x 11`2"
Furnace/Utility Room	Basement	13`8" x 11`2"			

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











