



THE
A-TEAM

**RE/MAX
FIRST**

52 HAWKCLIFF Way, Calgary T3G 2R7

MLS® #: **A2178050**

Area: **Hawkwood**

Listing Date: **11/07/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

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

Access:

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

DOM

26
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

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

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,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Proudly presenting this well-maintained family home in the desirable community of Hawkwood. This home is located on a quiet street and boasts 1265 sq feet of living space on the main level. The main living area features soaring vaulted ceilings throughout the Kitchen, Dining Room, and Living Room. The living room boasts laminate flooring, soaring ceilings and a wood burning fireplace. The Dining area is spacious and provides ample space for large family dinners. The Kitchen features an island and stainless-steel appliances. The Primary bedroom is spacious and features a three-piece bath. Complete the main floor with two additional bedrooms and a four-piece bath. The lower level boasts a fourth bedroom and a large bright family room featuring new vinyl plank flooring and two windows providing plenty of natural light. There is ample space to add a bathroom downstairs. Complete the package with an oversized double attached garage. Located close to schools, Crowfoot village for all your shopping needs, and easy access to major roadways including Stoney Trail.

Inclusions:
Property Listed By:

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

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







