



THE
A-TEAM

**RE/MAX
FIRST**

509 HAWKSTONE Drive, Calgary T3G 3R2

MLS®#: **A2195942** Area: **Hawkwood** Listing Date: **02/21/25** List Price: **\$684,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**

Lot Information

Lot Sz Ar: **4,606 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,898**
 Low Sqft:
 Ttl Sqft: **1,898**

DOM

1

Layout

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

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Granite Counters,Laminate Counters,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-CG**
 Legal Desc: **9010590**

Remarks

Pub Rmks: **Very good location and very well kept, welcome to updated 2 story family home in popular neighborhood of Hawkwood. It features updated water pipes (no Poly B),**

laminated flooring through the main floor, some newer windows, bay window in the living room, quartz counter tops in the bathrooms, wood spindle railings on the stairs, and warm south backyard. Upper floor with 3 bedrooms, large south facing master bedroom with view, ensuite with jetted tub and separated shower, large kids bedrooms, and laminated floor in the hall way. Main floor with bright and cozy living room, formal dining area, spacious kitchen and breakfast nook, large sunny deck, family room with built in cabinets and wood burning fireplace. It has large south back yard, with RV parking, fully fenced and nicely landscaped. It closes to playground, schools, YMCA, library, restaurants and shopping, and easy access to major roads. **** 509 Hawkstone Drive NW ****

Inclusions:

Property Listed By:

N/A

Century 21 Bravo Realty

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











