



THE
A-TEAM

**RE/MAX
FIRST**

88 HAWKWOOD Hill, Calgary T3G 3C6

MLS®#: **A2199605** Area: **Hawkwood** Listing Date: **03/05/25** List Price: **\$950,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **8,364 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,206**
 Low Sqft:
 Ttl Sqft: **2,206**

DOM

9
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Irregular Lot,Landscaped,Lawn,Level,Private,Street Lighting,Treed,Views**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace Insert,Forced Air,Natural Gas,Solar**
 Sewer:
 Ext Feat: **BBQ gas line,Garden,Private Entrance,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Tile,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Humidifier,Induction Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Double Vanity,French Door,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 6`0"	Dining Room	Main	14`0" x 10`11"
Family Room	Main	17`9" x 11`2"	Foyer	Main	7`2" x 12`9"
Kitchen	Main	16`9" x 1`3"	Laundry	Main	9`2" x 6`9"
Living Room	Main	12`8" x 19`10"	3pc Bathroom	Second	7`4" x 5`0"

5pc Ensuite bath	Second	12`9" x 8`6"	Bedroom	Second	10`5" x 11`4"
Bedroom	Second	12`4" x 11`6"	Bedroom	Second	10`5" x 14`1"
Bedroom - Primary	Second	15`11" x 18`1"	3pc Bathroom	Lower	3`9" x 9`8"
Bedroom	Lower	11`10" x 9`11"	Family Room	Lower	11`6" x 16`1"
Kitchen	Lower	12`11" x 11`1"	Storage	Lower	19`0" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **8110451**

Zoning:
R-CG

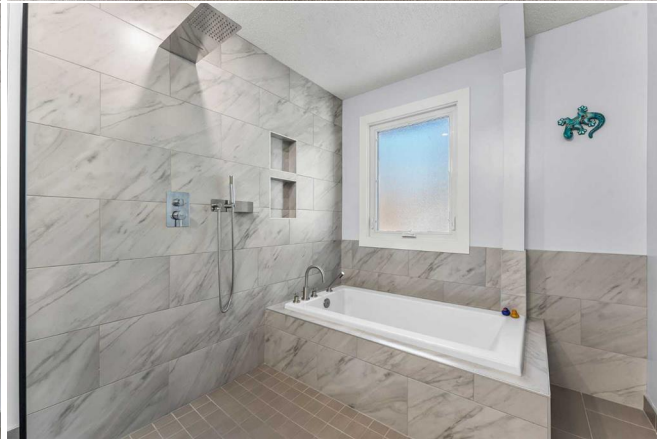
Remarks

Pub Rmks: **It's time to get excited for this extensively renovated family home that includes a gorgeous one bedroom (illegal) basement suite in one of the most park-like locations in Hawkwood!This unique property features a private,very large, landscaped backyard with covered concrete patio and a huge balcony with sunny exposure.The house has replaced siding with an extra dose of insulation,triple pane windows, newer roof (2018) w/solar panels (2022) increasing efficiency and saving you up to \$150/mth on your electricity bills.This home was fully renovated in 2018. It boasts a modern custom designed kitchen with clean lines and plentiful,well thought out storage.You're going to enjoy the Induction, easy to clean cook top and convection oven for all your homemade dishes & the dishwasher is stylishly incorporated into the cabinetry adding to the sleekness and timeless appeal of the kitchen.With its massive eat at island featuring tasteful quartz counter tops, back splash and convenient hidden utensil and recycling sorting drawers, you're going to feel like you're on your own cooking show!The family room opens up to your outdoor living space & balcony, and on those cold winter days provides a cozy high efficiency gas fireplace.Built in storage and shelving surrounds the fireplace where you can display your family keepsakes and photos as well as keep your living room tidy.The living room at the front of the house is spacious and opens up into the dining room with french sliding doors for added privacy.All rooms boast extra large floor to ceiling windows with tasteful window coverings.The powder room located on the main floor is large and is incorporated into the conveniently located mudroom showcasing an energy efficient washer & dryer, an abundance of storage,clothes sorting counter and hanging space to dry items!Moving on to the upper level that includes FOUR bedrooms with custom built in closets and an exceptionally large primary suite.The ensuite has an ultramodern wet room with rain shower head and soaker tub, floor to ceiling tiles, double sink vanity with lots of storage,and heated towel rack.Tasteful decor continues throughout including modern SOLID CORE bedroom and bathroom doors and SOLID wood trim. The upstairs 4 piece bath includes a very spacious walk in shower with unique tile work.All 4 FULLY UPDATED bathrooms are neutral,functional and tastefully designed. The walk out basement is a must see,with a BRIGHT one bedroom (w/egress window),one bathroom suite (illegal) with its own entry accessible from the outside.It includes a huge modern eat in kitchen & large living space that features floor to ceiling windows to look out on the mature, sunny and private back yard!The house is surrounded by parks and extensive naturalized pathways. There is plenty of off leash areas for your four legged family members. The mature trees makes the setting park-like and serene.This property is in an environment that feels like you're on holidays!Don't miss your chance!
 2 sheds | Many items can be purchased if buyers want - Just Ask.**

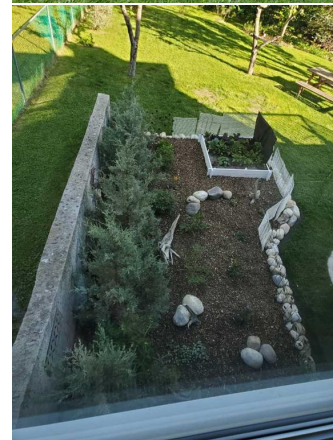
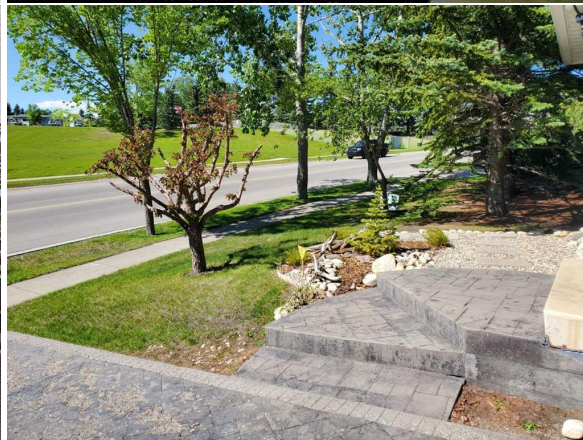
Inclusions:
 Property Listed By: **CIR Realty**

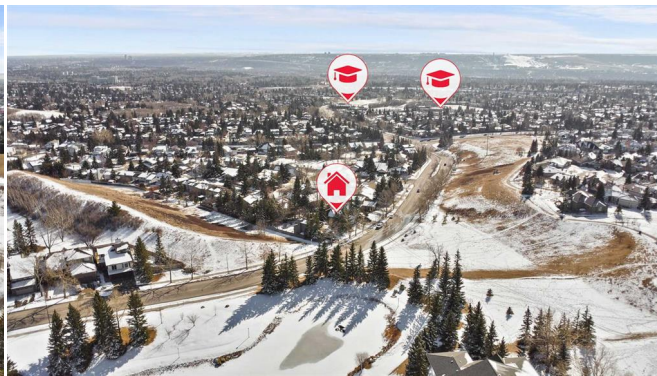
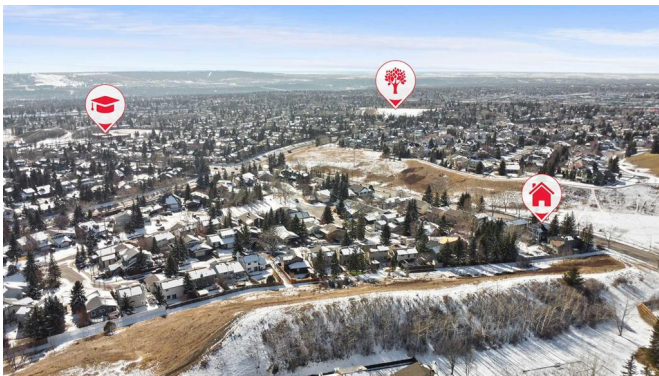
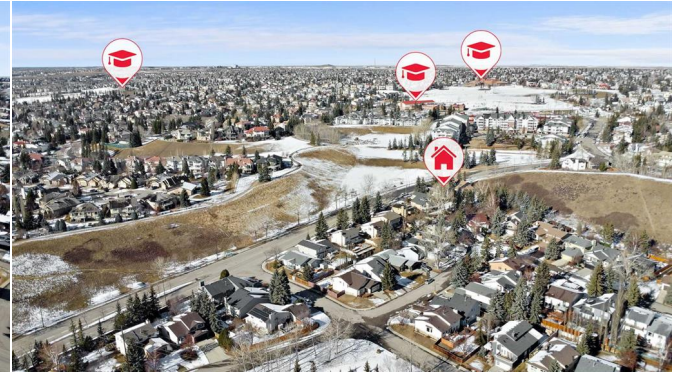
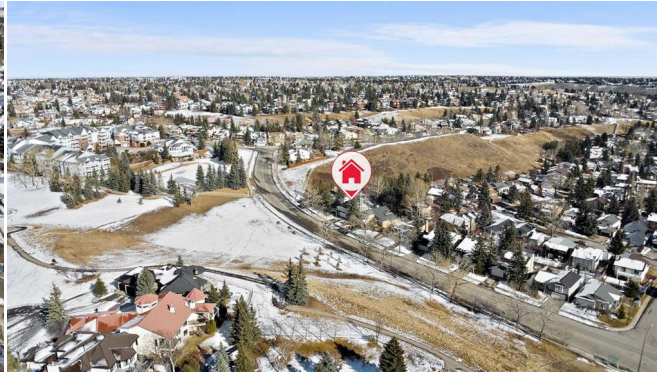
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











88 Hawkwood Hill NW, Calgary, AB



PREPARED: 2025/03/05
While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.

88 Hawkwood Hill NW, Calgary, AB

Basement (Below Grade) Exterior Area 850.71 sq ft
Interior Area 821.00 sq ft



PREPARED: 2025/03/05



White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Main Floor Exterior Area 1182.21 sq ft
Interior Area 1111.10 sq ft



PREPARED: 2025/03/05



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Welcome!

88 HAWKWOOD HILL NW \$950,000

8564 SQ FT TILED IRREGULAR LOT
1980 WALKOUT 2-STOREY | FULLY RENOVATED IN 2018
TAXES: \$4488/2024



4 BEDROOMS UP & 2.5 BATHROOMS
1 BEDROOM & 1 BATHROOM SUITE DOWN

FEATURES

- NEVER TRIPLE PANE WINDOWS
- 8 YEAR OLD ROOF WITH SOLAR PANELS
- HIGH EFFICIENCY GAS FIREPLACE
- AIR CONDITIONING
- FRONTING OFF LEASH PARK/GREEN SPACE
- CONCRETE PATIO & STAIRS AROUND PROPERTY
- NEWER ELECTRICAL PANEL
- 2021 HOT WATER TANK
- CENTRAL VAC.
- 2 FURNACES WITH HUMIDIFIER
- LOWER PATIO GAS LINE
- DOUBLE OPENING FRENCH FRONT DOORS
- EXTRA BASEMENT STORAGE/USABLE ROOM
- MAIN FLOOR LAUNDRY & SUITED
- QUARTZ COUNTERTOPS & BACK SPLASH
- NEWER SIDING WITH ADDITIONAL EXTRA INSULATION
- MATURE, PRIVATE, SUNNY & LARGE BACKYARD
- WINDOW COVERINGS THROUGHOUT
- WALKOUT BASEMENT SHOWCASING A 1 BEDROOM SUITE FEATURING A FULL KITCHEN, LAUNDRY, BATHROOM & SEPARATE ENTRY



403-354-3777