# $724,900 - 456 Hawkhill Place Nw, Calgary

MLS® #A2207830

**$724,900**
3 Bedroom, 3.00 Bathroom, 1,686 sqft
Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

OPEN HOUSE SATURDAY 2-4pm Welcome to this functional 4-Level Split that has been lovingly maintained just steps away from the new Hawkwood Community Park. With 3 bedrooms up, this house is perfect for your growing kids and has plenty of space for the parents in the primary bedroom with its own double closet and ensuite. Downstairs there is a formal dining room and a living room that faces South so you can entertain your guests with plenty of daylight. The kitchen has newer appliances and an eat-in area for the family to gather for daily meals. Just down a few steps, you will find the family room with a brick wood fireplace and sliding doors to your patio and your inviting backyard. Also on this level, you will find a cozy office for your work from home or doing homework for school. Down to the basement, you will find a large rec room that is ideal for the kids to run around in, or you can easily convert into a media room or a home gym. The large utility room is great for your laundry and even a workshop area to get things fixed or built. The crawl space is fantastic for all of your storage needs and even comes with all of the metal shelves. The windows have been replaced and there is even a sprinkler system. The double attached garage and the quiet cul-de-sac make this the ideal location for your family. Just walk across the street to enjoy the year-round outdoor community hub where you can meet neighbours and be active. You can enjoy the zipline, pickleball & tennis courts, ice rink,

barbeque spaces, soccer fields and baseball diamond. Call your favourite REALTORÂ® to schedule a viewing as it won't last long at this price.

Built in 1986

## Essential Information

| | |
|---|---|
| MLS® # | A2207830 |
| Price | $724,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,686 |
| Acres | 0.10 |
| Year Built | 1986 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 456 Hawkhill Place Nw |
| Subdivision | Hawkwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G 3H7 |

## Amenities

| | |
|---|---|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

## Interior

| | |
|---|---|
| Interior Features | Built-in Features, Ceiling Fan(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garburator, Microwave, Refrigerator, Washer, Window Coverings |

| | |
|---|---|
| Heating | Baseboard, Electric, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

| | |
|---|---|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Level, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

## Additional Information

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|---|---|
| Date Listed | April 4th, 2025 |
| Days on Market | 26 |
| Zoning | R-CG |

## Listing Details

| | |
|---|---|
| Listing Office | Royal LePage Benchmark |

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