

# \$649,900 - 59 Hawkhill Way Nw, Calgary

MLS® #A2205051

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,738 sqft  
Residential on 0.17 Acres

Hawkwood, Calgary, Alberta

**\*\*OPEN HOUSE THIS SAT Mar 29th 2-4PM\*\***

Welcome to this 3 + 1 bedroom, 2.5 bath home offering over 2000 sq ft of finished living space with vaulted ceilings soaring over 11 feet. With 4 skylights thoughtfully placed in the Living Room, Kitchen, and Ensuite Bath, this home is ultra-bright and filled with natural light throughout the day. The BASEMENT is FULLY FINISHED. Additionally comes with upgraded PEX plumbing and no Poly-B. It sits on a massive 7,400+ sq ft lot in the heart of Hawkwood.

The Main Floor features a bright and spacious Living Room and Dining Room with vaulted ceilings and 2 skylights that flood the space with natural light. The well-appointed Kitchen includes quartz countertops, an island, ample cabinetry, and a bright Eating Area that overlooks the backyard. Just off the Kitchen is the cozy Family Room, complete with built-in bookcases and a wood-burning Fireplace—perfect for everyday living and relaxing evenings. This level is complete with a Bedroom and Half Bath, offering flexible options for guests or a home office.

On the upper level the Primary Bedroom offers a generous layout and a 4-piece Ensuite Bath with its own skylight and a relaxing soaker tub. An additional Bedroom and a second full Bath complete the this level.

The fully finished Basement adds valuable



extra space to the home. A large Recreation Room is perfect for cozy movie nights or setting up a home gym. The 4th Bedroom is ideal for extended family or a quiet guest retreat. The Laundry area includes a utility sink, making everyday tasks more convenient.

The East-facing fully fenced backyard is massive—ideal for dog owners, large families, or anyone who loves outdoor living. Landscaped and ready to enjoy, it features a deck, fire pit, play structure, and BBQ gas line—perfect for entertaining or outdoor family time.

Just steps away is the Hawkcliff Ravine, offering scenic walking and biking paths surrounded by nature. Nearby, the community park features tennis courts, a hockey rink, basketball court, soccer field, playground, and a communal fire pit—an ideal hub for outdoor activity and family fun.

Located near parks, schools, shopping, tennis courts, and walking paths. Just minutes from Crowfoot Crossing Shopping Mall. Convenient access to Crowchild Trail, Shaganappi Trail, and Stoney Trail makes commuting easy throughout the city.

Built in 1985

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2205051  |
| Price          | \$649,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,738     |
| Acres          | 0.17      |
| Year Built     | 1985      |

|          |                |
|----------|----------------|
| Type     | Residential    |
| Sub-Type | Detached       |
| Style    | 2 Storey Split |
| Status   | Active         |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 59 Hawkhill Way Nw |
| Subdivision | Hawkwood           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3G 3A3            |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Insulated |
| # of Garages   | 2                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Bookcases |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings                            |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Wood Burning   |
| Has Basement      | Yes   |
| Basement          | Finished, Partial   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Playground |
| Lot Description   | Landscaped, Rectangular Lot        |
| Roof              | Asphalt Shingle                    |
| Construction      | Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                    |

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 10

Zoning R-CG

## **Listing Details**

Listing Office Jessica Chan Real Estate & Management Inc.

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