

# \$644,900 - 104 Hawkmount Close Nw, Calgary

MLS® #A2253748

**\$644,900**

3 Bedroom, 3.00 Bathroom, 1,660 sqft

Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

WONDERFUL, Original Owner 2 Storey Split Home in Lovely Hawkwood! Located in a Quiet Close just Steps to Playground - Easy Access to Major Roadways, Shopping, Restaurants and More! PRIDE of OWNERSHIP is Evident! Owners have Done MAJOR UPGRADES on Large Ticket Items - All POLY-B has been replaced in 2019, All WINDOWS on the Main & Upper Floors Replaced plus HARDI-BOARD SIDING installed, BATHROOM WINDOW & INSULATION Added in 2012, BRAND NEW DISHWASHER & STOVE, NEW FURNACE & TANKLESS WATER HEATER, GARAGE DOOR OPENER & SPRINGS in September 2024! Spacious Main Floor Living Room, Dining Room and Kitchen,, Lower Level features Large Family Room with Brick-Faced Gas Fireplace, 2 Piece Bathroom & Laundry Room. Upstairs you will find the Primary Bedroom with a full Ensuite & Walk-In Closet plus 2 Great Secondary Bedrooms. The Basement is left unspoiled for you to develop to suit your needs. WONDERFUL FAMILY HOME, GREAT NEIGHBOURHOOD!



Built in 1992

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2253748  |
| Price     | \$644,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |

|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,660       |
| Acres          | 0.12        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 104 Hawkmount Close Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 3Z5                |

### Amenities

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

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Natural Woodwork, No Smoking Home, Tankless Hot Water                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Tankless Water Heater, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                   |
| Fireplaces        | Brick Facing, Family Room, Gas                                                                                      |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, |

|              |                                |
|--------------|--------------------------------|
|              | Rectangular Lot                |
| Roof         | Asphalt Shingle                |
| Construction | Wood Frame, Cement Fiber Board |
| Foundation   | Poured Concrete                |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 2                   |
| Zoning         | R-CG                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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