

# \$695,000 - 144 Hawkwood Way Nw, Calgary

MLS® #A2241198

**\$695,000**

3 Bedroom, 3.00 Bathroom, 2,141 sqft

Residential on 0.19 Acres

Hawkwood, Calgary, Alberta

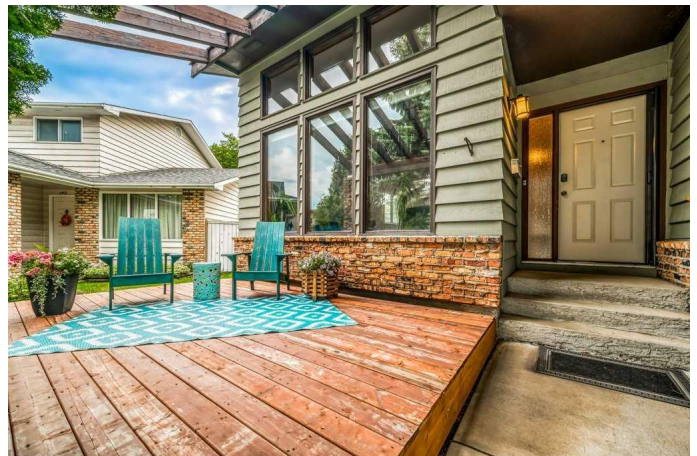
2-Storey with huge and mature WEST backyard in sought after HAWKWOOD! Walking distance to transit, LRT, schools, shopping, library, restaurants with great access to Crowchild, Stoney Trail and John Laurie. Spacious family home at 2,141 sqft above grade boasting a combination of character + design. Vaulted front living room + dining with coffee bar leads to open concept kitchen with nook & family room with floor to ceiling brick fireplace laced in wainscoting detail. Access right off the kitchen to deck with BBQ gas line + MASSIVE mature WEST backyard with PRIVACY, mature trees & BIG SKY VIEWS! Stylish 2 pc powder room + HEATED garage & laundry area with cabinets round out the main level. Gorgeous railing leads upstairs to the large primary bedroom offering a 4 pc ensuite + 3 closets. Den or flex room with French doors & Juliet balcony open to living room below. 2 additional good sized bedrooms, 4 pc bath & MOUNTAIN VIEWS off the West bedrooms. Lower level is sprawling with the potential of adding another 900+ sqft of development. Ideal mix of move-in ready and real upside and potential. Exceptional Value!

Built in 1980

## Essential Information

MLS® #                      A2241198

Price                        \$695,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,141       |
| Acres          | 0.19        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 144 Hawkwood Way Nw |
| Subdivision | Hawkwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G 1X4             |

### Amenities

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

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Central Vacuum, Open Floorplan, Vaulted Ceiling(s), Wet Bar                                                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | None                                                                                                                  |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas                                                                                                                   |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Private Yard |
|-------------------|------------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Pie Shaped Lot           |
| Roof            | Asphalt Shingle          |
| Construction    | Brick, Wood Frame, Cedar |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 20              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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