



**GRASSROOTS**  
REALTY GROUP

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**469 Hawkstone Drive NW  
Calgary, Alberta**

**MLS # A2236906**



**\$739,900**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,929 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Str		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NONE

**\*\*OPEN HOUSE : 1-4 pm SAT & SUN , JULY 5&6,2025\*\*** Welcome to this extensively upgraded 4+2 bedroom, 3.5 bathroom home in the highly sought-after community of Hawkwood. Featuring nearly 2,000 sq.ft. above grade plus a fully finished basement, this home offers new Dolebuild windows, a brand-new deck, updated garage door, fresh interior paint, solid hardwood and quality laminate flooring, and marble countertops in the kitchen and all bathrooms. The spacious layout includes 4 bedrooms upstairs, 2 in the basement, and multiple living areas—perfect for a large or growing families. Enjoy the wood-burning fireplace, concrete tiled roof, and close proximity to top schools, parks, LRT, and shopping. A rare find—move-in ready and packed with value! Book your private showing today!