



**626 Hawkstone Manor NW  
Calgary, Alberta**

**MLS # A2282516**

**\$400,000**



<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,278 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Garage Faces Front, Parking Lot, Single Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Lawn, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

\*\*\*Open House Sunday, Feb 1, 2pm to 4pm\*\*\*\* Freshly painted and exceptionally well maintained, this corner end-unit townhome in Hawkstone Manor delivers over 1844 sq ft of finished living space (including basement) and outstanding value&mdash;fully move-in ready. The main and upper levels feature newly cleaned carpets in excellent condition, bamboo flooring in the living room, and tile in high-traffic areas. The well-lit kitchen is efficiently designed for everyday use, and the main floor includes a convenient half bath and a gas fireplace. Upstairs offers three bedrooms, including a spacious primary suite with a large walk-in closet and ensuite, plus two additional bedrooms and a full bathroom. The basement adds a fourth bedroom or flexible space for guests, work, or recreation. Mechanical updates include a furnace (2017) and hot water tank (2019). Additional features include an insulated single attached garage, concrete patio with no neighbours behind, and meticulous care throughout. Hawkstone Manor residents enjoy access to a clubhouse, tennis courts, and ample visitor parking adjacent to the clubhouse. Conveniently located close to schools, shopping, public transit, the LRT, Nose Hill Park, and major routes including John Laurie Blvd, Sarcee Trail, Country Hills Blvd, and Stoney Trail.