



**318 Hawkstone Manor NW
Calgary, Alberta**

MLS # A2294725



\$469,900

Division:	Hawkwood		
Type:	Residential/Triplex		
Style:	4 Level Split		
Size:	1,501 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to 318 Hawkstone Manor — a well-maintained and thoughtfully updated 4-level split townhome that offers the perfect blend of comfort, functionality, and peace of mind. With 2 bedrooms, a versatile bonus room, 2.5 bathrooms, a walk-out lower level, and a single extended attached garage, this home is an excellent fit for first-time buyers, downsizers, or investors. The bright and functional layout offers multiple living spaces, including a renovated lower-level family room that adds flexibility for a home office, gym, playroom, or cozy second lounge. Recent updates to the front entry and staircase, along with a freshly repainted living room in crisp white, enhance the home’s welcoming feel and overall flow. This home has been lovingly cared for by the same owner since 1993, with tasteful upgrades made throughout the years. Notable improvements include top-down bottom-up blinds, new upper-floor carpet that has never been lived on, a new furnace and hot water tank (2021), a new garage door (summer 2022), freshly painted garage (2023), new washer and dryer (2023), and all toilets replaced for added everyday comfort and convenience. Set in a desirable complex with access to a clubhouse and tennis courts, and close to amenities, green spaces, and transit, 318 Hawkstone Manor offers low-maintenance living in a fantastic location. With the big-ticket updates already taken care of, all that’s left to do is move in and enjoy. Call your favorite Realtor to book your private showing today!