



**404 Hawkstone Manor NW
Calgary, Alberta**

MLS # A2301076



\$419,900

Division:	Hawkwood		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,491 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: None

404 Hawkstone Manor NW — a freshly painted and beautifully maintained END UNIT in a well-managed complex. This bright and spacious home features an inviting living room with SOARING VAULTED CEILINGS ("), creating an open and airy feel throughout. The thoughtful layout includes 2 bedrooms, 2.5 bathrooms, and a generous BONUS ROOM that can easily be converted into a third bedroom-making it an excellent fit for families, first-time buyers, or investors. The HUGE WALK-IN PANTRY off the kitchen offers exceptional storage, the WALK-OUT LOWER LEVEL provides valuable additional living space for work, play or relaxation. A SINGLE ATTACHED GARAGE plus DRIVEWAY PARKING ensures enough room for vehicles. Residents enjoy access to a CLUBHOUSE, TENNIS COURTS, and ample visitor parking, along with convenient proximity to amenities, green spaces, schools, transit, and major routes-perfect for those seeking low-maintenance living in a fantastic location. Easy to show. Book your private viewing today and make this home your own.