



**275 Hawkwood Boulevard NW
Calgary, Alberta**

MLS # A2170726



\$849,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,104 sq.ft.	Age:	1986 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Discover this beautifully renovated open-layout home in the desirable community of Hawkwood, featuring a brand-new illegal one-bedroom suite that can help offset your mortgage costs. Extensive Updates include New roof and windows, High-quality stainless steel appliances, including a new washer and dryer. As you enter, the impressive vaulted ceilings immediately draw your eye. The spacious and bright living room flows seamlessly into the newly designed open-concept layout, highlighted by a modern kitchen with a stylish island—truly a culinary paradise equipped with top-notch appliances. A brand-new laundry set is conveniently located on the main floor as well. Upper Level, you’ll find the primary bedroom, complete with a luxurious 4-piece ensuite. Two additional bedrooms and a full bathroom provide ample space for family or guests. The lower level features a brand-new one-bedroom illegal suite with a versatile living room and an extra full bath—perfect for rental income or accommodating extended family. The unfinished basement offers plenty of potential for customization, easily accommodating two additional bedrooms or a huge entertainment area. This home is ideally situated near various amenities, including Hawkwood School, St. Maria Goretti School, and Crowfoot shopping center, with Costco and public transportation just a short distance away. This residence is not just a house, it’s an investment that balances comfort and lifestyle. Don’t miss out on the opportunity to make it yours!