

# \$639,900 - 456 Hawkhill Place Nw, Calgary

MLS® #A2246023

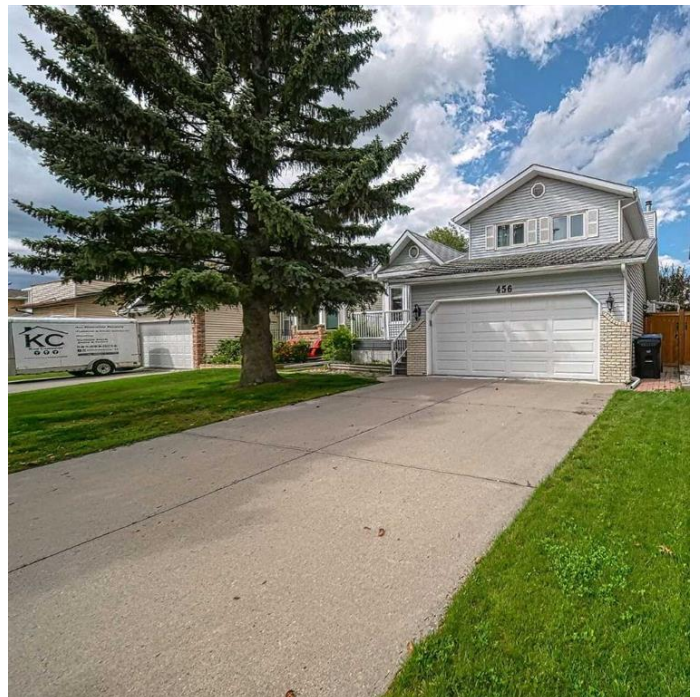
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,698 sqft  
Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

Have you been dreaming of owning a home in the sought after community of Hawkwood? If yes, you absolutely have to come view this 4 LEVEL SPLIT house located in a quiet CUL-DE-SAC, just 4 doors down from the gorgeous HAWKWOOD COMMUNITY PARK (tennis courts, soccer field, baseball diamond, hockey rink) - a fantastic spot for kids to run around and have fun! \*\*\*Your future home has an EXTENDED DRIVEWAY that can FIT 4 CARS PLUS AN ATTACHED DOUBLE GARAGE!\*\*\* THE WINDOWS HAVE BEEN UPGRADED TO VINYL\*\*\* The main floor offers a SOUTH FACING LIVING ROOM, a dining room, a kitchen with NEWER STAINLESS STEEL APPLIANCES and access to a 2-TIER DECK. The upper level comes with 3 GOOD SIZE BEDROOMS and 2 FULL BATHROOMS (one of them is en-suite). The 3rd level consists of a family room with a WOOD BURNING FIREPLACE, an OFFICE and a 2PC bathroom (there's also access to the deck from the family room). The basement features a HUGE REC ROOM, a spacious laundry and HUMONGOUS STORAGE SPACE. You will love the fully fenced backyard with mature trees and a BACK LANE. The property is located close to schools, plenty of parks (off leash dog park too!) and shopping plazas. Easy access to DT and Stoney Trail. A must see, for sure! Very affordable, solid and EXTREMELY CLEAN!

Built in 1986



## Essential Information

MLS® #	A2246023
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,698
Acres	0.10
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	456 Hawkhill Place Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3H7

## Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Baseboard, Forced Air, Natural Gas, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	53
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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