

# \$849,900 - 48 Hawkwood Way Nw, Calgary

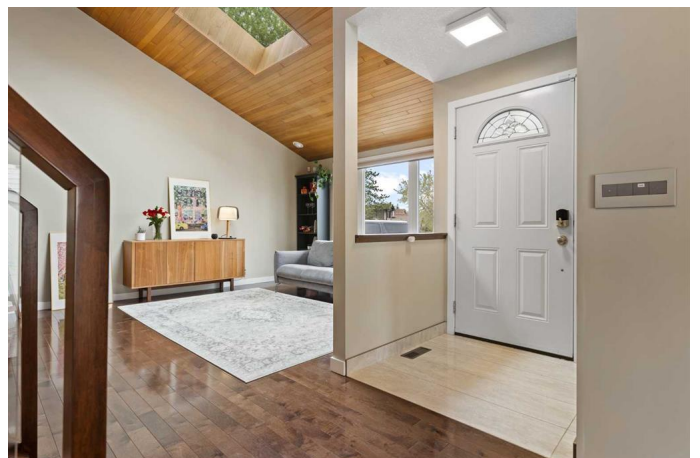
MLS® #A2221125

**\$849,900**

3 Bedroom, 3.00 Bathroom, 1,853 sqft  
Residential on 0.15 Acres

Hawkwood, Calgary, Alberta

**\*\*CHECK OUT THE VIDEO TOUR\*\*** Tucked away on a quiet, family-friendly street in Hawkwood, one of Calgary's most conveniently connected NW communities, this meticulously maintained 3 BED, 2.5 BATH home is more than just a place to live, it's a LIFESTYLE sanctuary. Blending original architectural charm with continuous, high-quality upgrades over the years, this home has been transformed into a serene and modern retreat. With a HUGE pie-shaped lot, mature landscaping, a show-stopping backyard garden, and nearly every inch thoughtfully improved, this is a RARE opportunity to own this STUNNING home. Whether you're a growing family, a couple seeking space to work & recharge, or a downsizer with a green thumb looking for a quiet place to call home, this residence offers an exceptional balance of comfort & charm. NEW Furnace & AC & Heat Pump (2024), water softener (2022), architectural roof shingles (2017) & upgraded triple-glazed windows (2013) give peace of mind and a fresh, modern feel. As you enter, you're immediately greeted by a MAGNIFICENT vaulted & wood ceiling. Original architectural details such as warm-toned wainscoting have been preserved and tastefully paired with rich hardwood floors, glass-paneled stair railings & modern lighting for a seamless blend of tradition & modern design. The main floor is anchored by an expansive formal living room, a bright & inviting space with a soaring ceiling,



large windows & a full-height tiled gas fireplace (2020). Adjacent to the living room is the large formal dining area, perfectly positioned beneath the dramatic vaulted ceiling. The chef's kitchen strikes a perfect balance between style & function. Fully renovated in 2008 and still impressively current, it features espresso-toned full-height cabinetry, granite countertops, tile backsplash, and quality stainless-steel appliances. Step outside and be transported to your own personal sanctuary. The expansive COMPOSITE deck, rebuilt in 2018, stretches over 20 ft in length & 12 ft wide and features sturdy metal & glass railings. Wide 10-foot stairs lead you gracefully down to a park-like backyard that simply must be seen to be believed. This pie-shaped lot opens into a lush, landscaped oasis featuring raised wooden garden boxes, a smartly constructed garden retaining wall (2020) & an extra parking pad with alley access. Inside, the upper level offers a beautifully renovated main bathroom (2015) & a lofted flex space overlooks the living room and front entry, creating a bright, open area perfect for a home office, reading nook, or a space to relax. Each of the three upstairs bedrooms offers hardwood flooring, custom closet organizers & modern Hunter Douglas blinds. The LARGE primary bedroom is a true RETREAT, with serene backyard views, and a renovated spa-like ensuite bath (2015). This home offers the convenience of being close to several daycares, schools & green spaces, as well as the Crowfoot Crossing & LRT Station, groceries, restaurants & many more amenities!! CALL TODAY!!

Built in 1981

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | A2221125  |
| Price  | \$849,900 |

|                |                |
|----------------|----------------|
| Bedrooms       | 3              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,853          |
| Acres          | 0.15           |
| Year Built     | 1981           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 48 Hawkwood Way Nw |
| Subdivision | Hawkwood           |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3G 1X4            |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                             |
| Parking        | Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated |
| # of Garages   | 2                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Natural Woodwork |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                           |
| Heating           | Forced Air, Heat Pump                                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Tile                                                                                                                                                                                                    |

|              |                                |
|--------------|--------------------------------|
| Has Basement | Yes                            |
| Basement     | Finished, Partial, Crawl Space |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Rain Gutters, Storage                                                        |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Pie Shaped Lot, Street Lighting, Views |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                    |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 9              |
| Zoning         | R-CG           |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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