$770,000 - 8 Hawkhill Way Nw, Calgary

MLS® #A2205563

$770,000

4 Bedroom, 3.00 Bathroom, 2,155 sqft
Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Welcome to this beautifully maintained 4-bedroom, 3-bathroom home in the highly sought-after community of Hawkwood. Offering 2,100 sq. ft. above grade, this spacious 4-level split showcases one of the most desirable layouts, complete with a walkout third level and a private backyard retreat.

The oversized 25â€™ x 23â€™ attached garage is a dream for hobbyists and car enthusiasts alike, featuring 240V power, a gas line for a future heater, and a large crawl space for extra storage â€" perfect for seasonal gear and tools.

Inside, the main floor features a well-appointed kitchen with a 43â€¢ gas range, granite countertops, a wine refrigerator, and a large island with sit-up breakfast bar â€" ideal for cooking, hosting, and everyday living. Relax by one of three gas fireplaces, including a stunning feature fireplace in the living room inspired by the iconic Chateau Lake Louise.

Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a generous primary suite with its own gas fireplace, a 3-piece ensuite, and a full wall closet.

The walkout third level (also entirely above grade) offers flexible living with a fourth bedroom or home office, a laundry/mudroom, and a cozy family room with another gas

fireplace and access to the backyard.

Additional highlights include rich hardwood flooring throughout, plus a new furnace and humidifier installed in 2022.

Ideally located just steps from the scenic Hawkcliff Ravine, youâ€™ll enjoy direct access to off-leash parks and walking pathsâ€"perfect for outdoor enthusiasts and pet lovers alike.

This is a rare opportunity to own a thoughtfully designed home that perfectly blends comfort, functionality, and location. Donâ€™t miss out!

Built in 1983

Essential Information

MLS® #	A2205563
Price	$770,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,155
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	8 Hawkhill Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G2T6

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Oversized
# of Garages	2

Interior

Interior Features	Breakfast Bar, Pantry, Soaking Tub, Storage, Beamed Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Family Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

| Listing Office | Century 21 Masters |