

\$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	55
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.