$500,000 - 44 Hawkside Park Nw, Calgary

MLS® #A2257658

$500,000

3 Bedroom, 3.00 Bathroom, 1,361 sqft
Residential on 0.00 Acres

Hawkwood, Calgary, Alberta

Location is everything, and this home offers it all. Conveniently close to grocery stores, public transportation, parks, and with easy access to Crowchild Trail and John Laurie Boulevard, it is only a five-minute drive to the C-Train station. This large bungalow-style villa is immaculate, beautifully maintained, and truly a must to see.

Large ceramic tiled foyer with plenty of room for your guests to enter.

The kitchen features original oak cabinets that are in mint condition, offering an abundance of cabinet and counter space. An L-shaped island provides additional workspace, and there is a spacious area for a kitchen table. The formal dining room, connected to the living room, can also serve as a flex space for an office or sitting area. The living room is bright and inviting with floor-to-ceiling windows, a gas fireplace, and sliding doors that open to a south-facing deck. The windows have all been recently replaced.

The main level includes two generous bedrooms, with the master bedroom offering a large walk-in closet and a three-piece ensuite. A second four-piece bathroom and laundry room complete this level. The fully developed basement adds even more living space with a huge recreation room, an additional bedroom, and another four-piece bathroom. There is also a large unfinished area that provides

excellent storage.

Additional features include an energy-efficient furnace, a newer hot water tank, a central vacuum system with attachments, and peace of mind knowing that the poly B plumbing has already been replaced. This well-cared-for home is move-in ready and waiting for its new owner.

Built in 1988

Essential Information

MLS® #	A2257658
Price	$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,361
Acres	0.00
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	44 Hawkside Park Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2W4

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Diamond Realty & Associates LTD.