

# \$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, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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	Crawl Space, Finished, Partial

## 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	5
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
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