

# \$890,000 - 8311 Hawkview Manor Road Nw, Calgary

MLS® #A2265097

**\$890,000**

3 Bedroom, 4.00 Bathroom, 2,203 sqft  
Residential on 0.15 Acres

Hawkwood, Calgary, Alberta

Ever dreamed of a home thatâ€™s classy enough for dinner parties, comfy enough for sweatpants, and smart enough to never make you hang Christmas lights again? Welcome to your new favourite chapter â€” where elegance meets low-maintenance brilliance in Hawkwood Manor.

Step inside this refreshingly spacious home offering almost 3300 SqFt of developed living space, where the bedrooms are so big you might lose a laundry basket in them (on purpose). The kitchen delivers serious chef vibes with veined quartz counters, built-in stainless steel appliances, and lighting so good even your takeout looks gourmet.

The primary ensuite? A five-star spa escape â€” complete with heated floors, a freestanding tub, and a shower boasting three shower heads (because two just isnâ€™t enough). Downstairs, the fully finished basement invites both binge-watchers and cocktail shakers with a cozy living area, wet bar, and an accessible tile shower for your guests.

Outside, youâ€™ll find a large composite deck, a private 6,700 SqFt lot framed by mature trees, and Gemstone exterior lighting that handles the holidays for you. Perfectly located near schools, parks, Crowfoot Crossing, and the LRT â€” this home truly lets you have it all (minus the string lights and



cramped closets).

Upgrades include: High efficiency furnace (~2015), New water tank (2024), New asphalt shingle roof (~2020), New vinyl plank flooring throughout the main level and new carpet upstairs, Newer windows upstairs and on main level, Pot lights added through main level (~2020)

Built in 1985

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265097    |
| Price          | \$890,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,203       |
| Acres          | 0.15        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 8311 Hawkview Manor Road Nw |
| Subdivision | Hawkwood                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 2Z6                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Stone Counters |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator         |
| Heating           | Forced Air                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Living Room, Wood Burning                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full                                                                                                                                                                                     |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage, Dog Run, Garden, Lighting                     |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-CG               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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