

37 Hawkbury Place NW  
Calgary, Alberta

MLS # A2234348



**\$780,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkwood               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey Split         |               |                   |
| <b>Size:</b>     | 2,046 sq.ft.           | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot         |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                      | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame                           | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Stone Counters, Vaulted Ceiling(s) |                   |      |

**Inclusions:** storage Sheds in back yard

Tucked away in a quiet cul-de-sac, this beautifully upgraded 2-storey home offers over 3,000 sq. ft. of refined living space on a spacious pie lot. Enjoy a private, landscaped backyard with a large deck—perfect for outdoor entertaining. The main floor impresses with vaulted ceilings, a formal living/dining area, rich hardwood floors, and a cozy family room with a brick fireplace. The gourmet kitchen features granite countertops, a stylish backsplash, and a bright breakfast nook. Upstairs, the serene primary suite includes a spa-like ensuite with jetted tub and separate shower. Two additional bedrooms and a 4-piece bath complete the upper level. Professionally finished basement with a rec room, built-in cabinets, second fireplace, games area, full bath, extra den/bedroom and plenty of storage in the utility room. Extensive upgrades include triple-pane windows (2023), dishwasher (2023), new plumbing lines (2021), granite counters (2021), furnace (2021), fence (2021), hot water tank (2020), hardwood (2019), garage door (2018), and roof shingles (2013). Conveniently close to schools, parks, and shopping. A well-maintained, move-in ready home!