

# \$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 |
| Days on Market | 5                    |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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