# \$898,000 - 164 Hawksbrow Drive Nw, Calgary

MLS® #A2221752

# \$898,000

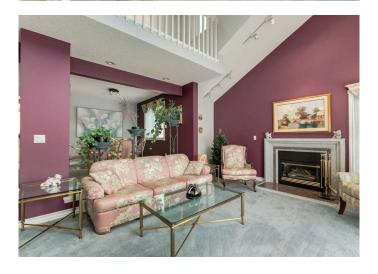
3 Bedroom, 4.00 Bathroom, 3,001 sqft Residential on 0.18 Acres

Hawkwood, Calgary, Alberta

An incredible opportunity awaits in the highly desirable community of Hawkwood. This executive-style home backs directly onto green space and offers breathtaking views of the Rocky Mountains and foothills. With over 3000 square feet above grade, this spacious home is perfect for buyers looking to renovate and add their personal touch while appreciating a well-designed layout and unbeatable location. The main floor features vaulted ceilings, elegant spindle railings, and timeless architectural details. Enjoy a formal living room with a gas fireplace and custom precast concrete mantle, a generous dining room, and a functional kitchen with granite countertops. One of the home's standout features is the bright glass-enclosed sunroomâ€"perfect for family breakfasts, dinners, or simply soaking in the views year-round. A cozy family room with a second fireplace, a private office, and a powder room complete the main level. Upstairs, the large primary bedroom includes a private sundeck with panoramic mountain views, a luxurious ensuite with jetted tub and walk-in shower, and ample closet space with built-ins. Two additional bedrooms, a full bathroom, and an upper-floor laundry room offer added convenience for family living. The fully finished basement features a media room with a wood stove, a games area, flex space that could be used as a 4th bedroom, and another full bathroomâ€"ideal for entertaining or guest accommodation. Outside, the private tiered backyard offers a peaceful retreat







surrounded by mature trees, flowering shrubs, and a tranquil fountain. A multi-level deck with gas line for BBQ makes outdoor dining and entertaining easy. Notable upgrades include some vinyl windows, two hot water tanks, and a durable metal roof. Located just minutes from Crowfoot Shopping, Melcor YMCA, the LRT, the University of Calgary, and with easy access to Stoney Trail and the mountains, this home combines space, views, and incredible potential in one of NW Calgary's most sought-after communities. Don't miss this rare chance to create your dream home in an exceptional location. Click the media icon for the video tour and book your private showing today!

#### Built in 1983

### **Essential Information**

MLS® # A2221752 Price \$898,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 3,001 Acres 0.18 Year Built 1983

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 164 Hawksbrow Drive Nw

Subdivision Hawkwood
City Calgary
County Calgary

Province Alberta
Postal Code T3G 3E2

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, French

Door, Granite Counters, High Ceilings, Kitchen Island, Natural

Woodwork, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 3

Fireplaces Gas, Wood Burning Stove

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Views, Reverse Pie Shaped Lot

Roof See Remarks, Metal

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 16th, 2025

Days on Market 46

Zoning R-CG

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.