

# \$699,900 - 179 Hawkcliff Way Nw, Calgary

MLS® #A2196577

**\$699,900**

4 Bedroom, 2.00 Bathroom, 1,358 sqft  
Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Welcome to the wonderful community of Hawkwood! This 3-level split home is located on a quiet street with mountain views, backing on to a private green space. This property has been updated significantly over the years; windows, doors, exterior painting, fencing, landscaping, full custom kitchen, bathrooms, furnace, hot water tank and all poly B removed- this home is move in ready! The wide driveway leads to a double attached garage, convenient on Calgary's coldest days. The interior of the home features maple hardwood floors, a beautifully renovated kitchen with a total of 4 bedrooms. The sunny living room is spacious with a massive picture window and shares a floor to ceiling stone fireplace with the dining room. The new kitchen brings the WOW factor with white shaker cabinets, subway tiles, quartz countertops and stainless steel appliances. The kitchen is complete with a eat-in dining area, tile floors and a side door to the exterior deck. The maple and rod-iron railings lead you to the second floor which includes 3 bedrooms and two bathrooms. The primary bedroom has a 3-piece ensuite and a door to the private backyard to enjoy your morning coffee on the patio. The secondary bedrooms are both sized well and share a renovated 4-piece bath. The basement features a convenient separate entrance, a large recreation room with a brick facing wood burning fireplace, additional bedroom, currently used as an office with extensive



built-ins and a laundry room. This home overachieves in every way! The Southeast backyard completes the full package with mature landscaping, lots of grass, poured concrete pathways and no backyard neighbours. Looking to live central to all Northwest Calgary's conveniences in an established neighborhood with schools, parks and playgrounds? Look no further, you are home.

Built in 1983

### Essential Information

MLS® #	A2196577
Price	\$699,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,358
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### Community Information

Address	179 Hawkcliff Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G2T5

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway, On Street

# of Garages 2

### Interior

Interior Features Open Floorplan, See Remarks, Jetted Tub  
Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),  
Washer/Dryer, Window Coverings, Water Softener  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Stone, Wood Burning, Recreation Room  
Has Basement Yes  
Basement Exterior Entry, Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Backs on to Park/Green Space, Low Maintenance Landscape, No  
Neighbours Behind, Private, See Remarks  
Roof Asphalt  
Construction Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025  
Days on Market 12  
Zoning R-CG  
HOA Fees 76  
HOA Fees Freq. ANN

### Listing Details

Listing Office Real Estate Professionals Inc.

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