

# \$473,800 - 126 Hawkstone Manor Nw, Calgary

MLS® #A2230293

**\$473,800**

3 Bedroom, 2.00 Bathroom, 1,220 sqft

Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

A RARE opportunity to own a villa in the NW under \$500,000! This fully developed bungalow bareland villa boasts 1,225 sqft on the main floor with an additional 500 sqft of living space on the lower level. The property is in mainly original condition, but has been well cared for and maintained, offering lots of opportunity to upgrade and personalize to your liking. The kitchen has plenty of cupboard and countertop space, a brand new microwave and dishwasher and is open to the spacious dining room. The adjacent living room features a gas fireplace and the layout is excellent for larger family gatherings or entertaining. There are sliding doors to an oversized, west exposure 8'x10' deck overlooking green grass and mature trees. Direct access from the main floor to the back entry as well. The primary bedroom has walk-in plus a his & hers closets and spacious 3 piece ensuite bathroom. A 2nd bedroom, 4 piece bathroom and the laundry completes the main floor. The lower level has a 3rd bedroom, fully finished multi-purpose room can be used as a den, gym or craft/hobby room. Huge undeveloped space is great for additional storage, workshop, mechanical/furnace room plus there is plenty of room if you wanted to add another bathroom. New hot water tank. This is one of a few villas in Hawkstone Manor that has a double garage and full-size driveway for extra parking, only a few steps to the visitor parking for guests, the community clubhouse and tennis court. Hawkstone Manor is a well run



and professionally managed complex with newer fences and asphalt paving. Pick your possession date and move right in. Excellent central location within Hawkwood, steps to transit and a few minutes to the LRT, shops and restaurants. Walk to the nearby park and school. Pet-free, smoke-free home, but a pet friendly complex with Board approval. A great investment in both real estate and lifestyle!

Built in 1992

**Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | A2230293            |
| Price          | \$473,800           |
| Bedrooms       | 3                   |
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 1,220               |
| Acres          | 0.11                |
| Year Built     | 1992                |
| Type           | Residential         |
| Sub-Type       | Semi Detached       |
| Style          | Side by Side, Villa |
| Status         | Active              |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 126 Hawkstone Manor Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 3X2                |

**Amenities**

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Clubhouse, Recreation Facilities, Visitor Parking |
| Parking Spaces | 4                                                 |
| Parking        | Double Garage Attached                            |
| # of Garages   | 2                                                 |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers                                                                                       |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                          |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Partially Finished                                                                                |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony                   |
| Lot Description   | Irregular Lot, Landscaped |
| Roof              | Asphalt Shingle           |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 3               |
| Zoning         | M-CG d44        |

## Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | The Home Hunters Real Estate Group Ltd. |
|----------------|-----------------------------------------|

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