669 Hawkwood Boulevard NW
Calgary, Alberta

MLS # A2177790

$699,900

Division:	Hawkwood
Type:	Residential/House
Style:	2 Storey

Size:	2,119 sq.ft.	**Age:**	1987 (37 yrs old)
Beds:	3	**Baths:**	3 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.13 Acre
Lot Feat:	Back Yard, Private

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full, Walk-Out To Grade	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Laminate Counters, See Remarks, Separate Entrance, Wet Bar

Inclusions: None

Welcome to 669 Hawkwood Boulevard, a spacious and inviting family home boasting over 3,000 square feet of finished living space spread across three levels. This home features a bright and airy layout that overlooks a mature, south-facing backyard and offers easy access from the fully developed walkout basement. Notable updates include a new roof installed in 2013, dual furnaces, and air conditioning systems added in 2008. The exterior window and door trim were clad in aluminum that same year. The upper deck was rebuilt in 2020, and the overhead garage door was replaced in 2019. Additionally, a 50-gallon hot water tank was installed in 2017. This property is a perfect canvas, ready for your personal touches. You’ll appreciate the ample space as you select your preferred cosmetic finishes, whether before moving in or while residing in the home. Renovate all at once or gradually to create your ideal family residence. Upon entering, you’ll be welcomed by one of two living rooms located on the main floor, followed by a formal dining room complete with original hardwood flooring – perfect for holiday gatherings. The bright, functional kitchen includes some updated stainless-steel appliances and a cozy breakfast nook. The upper level houses three bedrooms, including an exceptionally spacious primary suite and two additional bathrooms. The lower level features a den/office area, a generous family/rec room ideal for a media space or playroom, and another full bathroom. The heated, attached double-car garage provides comfort during cold winter mornings, and a side entrance adds convenience with access to the side yard. Located in the well-established and family-friendly community of Hawkwood in northwest Calgary, this home offers proximity to a wealth of amenities including the Foothills Hospital, Market

Mall, and the University of Calgary. The property is also ideally situated across from Hawkwood School. Contact us today to schedule your private showing!