

39 Hawksbrow Road NW  
Calgary, Alberta

MLS # A2180741



\$750,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,268 sq.ft.	Age:	1983 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to the Highly Desirable Community of Hawkwood! This beautifully updated 4-level split walkout home is ready to impress. With numerous upgrades, including new flooring on the lower level, a new hot water tank, fresh paint throughout, and updated doors, baseboards, and casings, this property offers a move-in-ready experience. Step inside to discover a spacious and inviting layout. The main level boasts a stylish kitchen featuring tile flooring, stainless steel appliances, modern cabinets, a convenient pantry, and a cozy eating area. Adjacent to the kitchen, the dining and living rooms provide a warm and open space, complete with breathtaking west-facing mountain views and access to a fantastic deck—perfect for BBQs and outdoor entertaining. The upper level hosts three well-sized bedrooms and a main bathroom. The primary bedroom includes an ensuite with potential for a more private redesign to suit your style. On the lower level, you’ll find the fourth and fifth bedrooms, a dedicated laundry area, and a versatile flex space ideal for a home office or playroom. The fully finished lower level offers a generous rec room with a charming wood-burning fireplace, a four-piece bathroom, and plenty of room for relaxation or entertainment. Location, Value, Opportunity! Nestled in a prime location, this home is priced to sell and won’t last long. Don’t miss your chance to make it yours—schedule your showing today!