

# \$839,000 - 82 Hawkdale Circle Nw, Calgary

MLS® #A2246020

**\$839,000**

2 Bedroom, 3.00 Bathroom, 1,719 sqft

Residential on 0.15 Acres

Hawkwood, Calgary, Alberta

Tucked away in a quiet circle of Hawkwood this exquisite Walkout Bungalow has been lovingly maintained and updated, the pride of ownership is evident. Ideally located across from a park to the east with a professionally landscaped west backyard. Custom built bungalow was built with accessibility in mind with wider hallways and doorways along with 2 bedrooms, 2 full bathrooms, Den, Chef's kitchen, formal dining room and laundry all on the main floor. Hardwood flooring throughout the common areas, with a tiled marble entry. The U shaped Kitchen has granite countertops and newer stainless steel appliances, gas countertop stove, built in oven and microwave. The breakfast nook is flooded in natural light, overlooks the treed rear yard and opens onto the deck. Mountain views are also enjoyed from this home. The formal living room is accented by a central gas fireplace, and built ins. The large primary bedroom is a true retreat, it has a vaulted ceiling with direct access to the rear deck, a 4 piece ensuite with private water closet, and walk in closet. The main floor laundry has a convenient laundry sink, with newer machines. Oversized double attached garage measures 22 x 23.3' and has extra storage space. The fully finished walkout level has an enormous rec room with wet bar with direct access to the rear yard; Another large bedroom with 4 piece ensuite, with nearly floor to ceiling windows; Incredible storage room; As well as an additional room perfect for a media or hobby room. The



walkout level also has infloor heat, updated and upgraded furnace with Central Air Conditioning. This home also has newer windows throughout. There is also a lovely front porch to enjoy your morning coffee and views of the park.

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246020    |
| Price          | \$839,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,719       |
| Acres          | 0.15        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 82 Hawkdale Circle Nw |
| Subdivision | Hawkwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 3L4               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 4                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Water Softener, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                                                            |
| Cooling         | Central Air                                                                                                                                                        |
| Fireplace       | Yes                                                                                                                                                                |
| # of Fireplaces | 1                                                                                                                                                                  |
| Fireplaces      | Gas, Mantle                                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                                                |
| Basement        | Finished, Full, Walk-Out                                                                                                                                           |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony                                          |
| Lot Description   | Low Maintenance Landscape, Treed, Gentle Sloping |
| Roof              | Asphalt Shingle                                  |
| Construction      | Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 10               |
| Zoning         | R-CG             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | Bow Realty |
|----------------|------------|

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