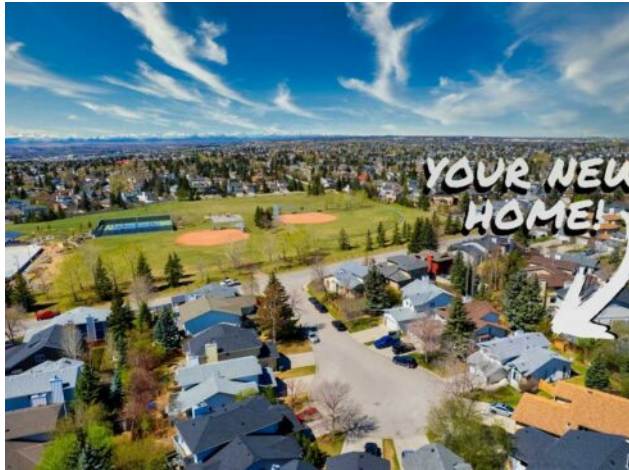


**339 Hawkhill Place NW**  
**Calgary, Alberta**

**MLS # A2216808**



**\$740,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, See Remarks, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Basement Refrigerator

Pride of ownership shines throughout this 4-bedroom, 2.5-bathroom home, offering a functional and spacious 4-level split layout with nearly 1800 sqft of developed living! This home is ideal for families looking for more space with fewer stairs. Nestled in a mature, family friendly neighbourhood, this home is situated on a large, south-facing lot in a quiet cul-de-sac. Located just steps from a newer outdoor recreation facility, enjoy access to a tennis court, outdoor rink, basketball court, zipline, play area, fire pits, picnic area, and more! With close proximity to Hawkwood School, Beacon Hill, Nose Hill Park, the University of Calgary, and the Children's Hospital, this home offers both convenience and an incredible community atmosphere. The partially finished basement features a newly completed media room and a spacious open storage area. Home upgrades include a new garage door (2019), irrigation system, high-efficiency furnace, laminate flooring and carpet (2018), triple-pane windows (2013), roof (2013), newer washer/dryer, updated kitchen appliances, and window coverings (2014). This is a fantastic opportunity to own a well maintained home in a highly sought after location. Don't miss out—schedule your private showing today!