

**355 Hawkland Circle NW**  
**Calgary, Alberta**

**MLS # A2212274**



**\$639,800**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,548 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<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>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Charming 2-Storey Home in the Highly Desired NW Community of Hawkwood Welcome to this well-maintained home nestled in one of NW Calgary's most sought-after neighborhoods—Hawkwood. Situated on a quiet street, this charming 2-storey home offers exceptional value, comfort, and potential for personalization. Featuring 3 spacious bedrooms and 2.5 bathrooms, the home includes a generous master bedroom complete with a walk-in closet and a 4-piece ensuite. The two additional bedrooms are well-sized and share another full 4-piece bathroom, perfect for a growing family or guests. A convenient main floor half-bath adds to the home's functionality. The home is in original condition and has been lovingly cared for by the same owner for the past 25 years, reflecting pride of ownership throughout. The undeveloped basement presents an excellent opportunity to create the space of your dreams—be it a rec room, additional bedrooms, or a home office. Additional highlights include: Double attached garage Fully fenced, large backyard—ideal for kids, pets, or entertaining Located near a park and within minutes to the YMCA, transit (C-train), schools, Crowfoot Centre, and shopping, etc... Don't miss out—book your private showing today!