

# \$868,800 - 363 Hawktree Circle Nw, Calgary

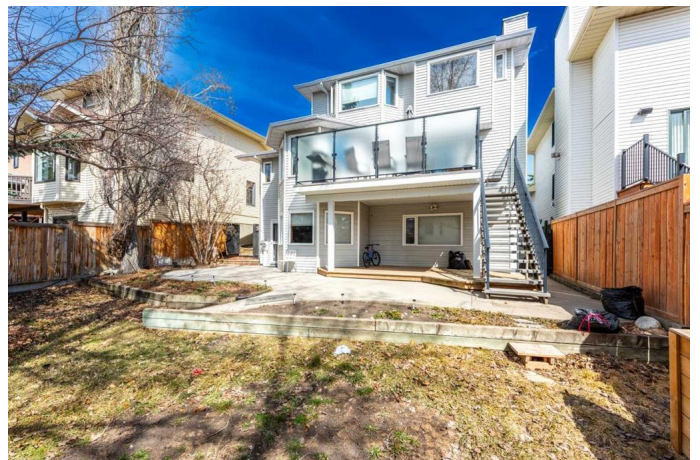
MLS® #A2213039

**\$868,800**

5 Bedroom, 4.00 Bathroom, 1,976 sqft  
Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Step into this beautifully cared-for home in the desirable community of Hawkwood. Tucked away on a quiet street, this property combines a generous layout with timeless charm. From the moment you enter, you're welcomed by a bright foyer that opens into a sunlit living and dining space with soaring vaulted ceilings. The kitchen is both functional and stylish, featuring black appliances, quartz countertops, plenty of cabinetry, and a bright window above the sink. The adjoining breakfast nook is surrounded by windows and opens onto a private west-facing deck—ideal for summer dining or weekend grilling. Convenience is key with a large mudroom off the oversized double attached garage, complete with extra storage and main-floor laundry. A guest-friendly half bath wraps up the main level. Upstairs, the spacious primary suite includes a walk-in closet and a serene ensuite with a soaker tub and separate shower. Two more roomy bedrooms and another full bath provide ample space for the whole family. The fully finished (illegal suite) walkout basement is perfect for renting with two bed and bath with separate laundry and separate entrance, featuring a large rec room with a cozy fireplace. With direct access to the backyard, you can easily transition to the outdoors, where mature trees create a peaceful and private retreat. Located close to schools, parks, shopping, and other amenities, this home offers the perfect blend of comfort, space, and location. Don't miss your chance—check out the 3D tour and



book your private viewing today!

Built in 1989

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213039    |
| Price          | \$868,800   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,976       |
| Acres          | 0.11        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 363 Hawktree Circle Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 2X9                |

### Amenities

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|                 |                            |
|-----------------|----------------------------|
| # of Fireplaces | 2                          |
| Fireplaces      | Basement, Gas, Living Room |
| Has Basement    | Yes                        |
| Basement        | Finished, Full, Walk-Out   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Private Yard                         |
| Lot Description   | Back Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 3                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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