

# \$950,000 - 131 Hawkview Manor Place Nw, Calgary

MLS® #A2226780

## \$950,000

4 Bedroom, 4.00 Bathroom, 2,762 sqft

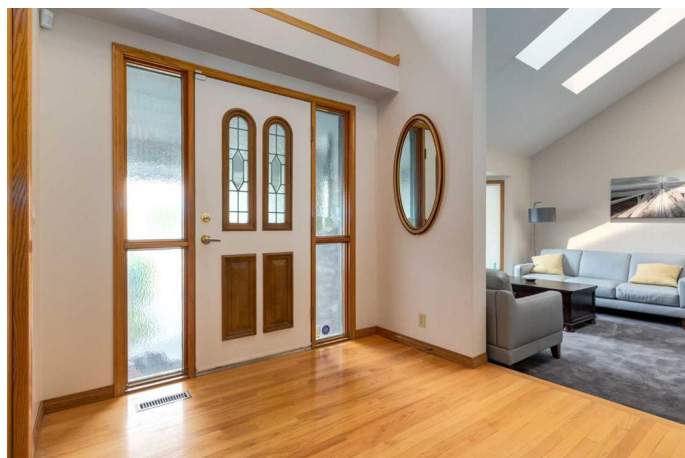
Residential on 0.25 Acres

Hawkwood, Calgary, Alberta

**MAJOR PRICE REDUCTION** Welcome to this exceptional two-storey walkout home offering over 3,800 sq.ft. of developed living space, nestled on one of the largest lots in Hawkwood—an impressive quarter acre at the end of a quiet cul-de-sac. Surrounded by mature trees, this private and peaceful setting is truly a rare find. Step inside to soaring vaulted ceilings and a dramatic winding staircase, with skylights illuminating the formal living room. Main floor features formal dining with deck access, bright kitchen with granite counters, breakfast nook, large family room with fireplace, wet bar, and patio doors to a private deck with views. Den/office can be used as a 5th bedroom, plus 2-pc bath and access to the double attached garage. Upstairs offers a spacious primary suite with fireplace and luxurious 6- pc ensuite, two additional bedrooms with city views, 4-pc bath, and laundry room. Walkout basement includes games and family rooms, 4th bedroom, 4-pc bath, utility, and storage. Two furnaces, two hot water tanks, irrigation, Vacuflo, security system, garden shed, and freshly painted exterior. Solid and well-maintained with opportunity to update and add value. Steps to parks, schools, Crowfoot, LRT, and major routes.

Built in 1985

## Essential Information



MLS® #	A2226780
Price	\$950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,762
Acres	0.25
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	131 Hawkview Manor Place Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2Z5

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Water Available
Parking Spaces	2
Parking	Double Garage Attached, Insulated
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Microwave, Oven-Built-In, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Gas, Living Room, Master Bedroom, Wood Burning

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Pie Shaped Lot
Roof	Clay Tile
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 2nd, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Calgary West Realty
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