

# \$625,000 - 236 Hawkland Circle Nw, Calgary

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MLS® #A2229568

## \$625,000

3 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Charming, well maintained bungalow proudly offered for the first time by its original owners in Hawkwood! Step into a warm and inviting living and dining area featuring a cozy wood burning fireplace, seamlessly connected to a quaint kitchen and breakfast nook with stainless steel appliances, loads of cabinetry and plenty of workable counterspace. A den/office, four piece bath and two generous sized bedrooms including the master with his and her closets and 3 piece ensuite bath, round out the main floor. The lower level is comprised of a large recreation room, additional bedroom, full 4 piece bath, laundry and plenty of storage. Notable features include gleaming hardwood floors, central air-conditioning, hot water on demand, a durable metal roof, rubber coated driveway and more! Enjoy outdoor living in the beautifully landscaped yard with a huge two-tier back deck, new fencing and a double attached garage with epoxy floor. Ideally situated on a quiet street just steps to a park and playground, with easy access to shopping, schools and transit. A wonderful place to call home!

Built in 1990

## Essential Information

MLS® # A2229568

Price \$625,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,145
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	236 Hawkland Circle Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3R6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks, Tankless Hot Water
Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other, Private Yard
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Lot Description	Landscaped, Rectangular Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
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