

\$565,000 - 236 Hawkwood Boulevard Nw, Calgary

MLS® #A2261826

\$565,000

3 Bedroom, 2.00 Bathroom, 1,284 sqft

Residential on 0.10 Acres

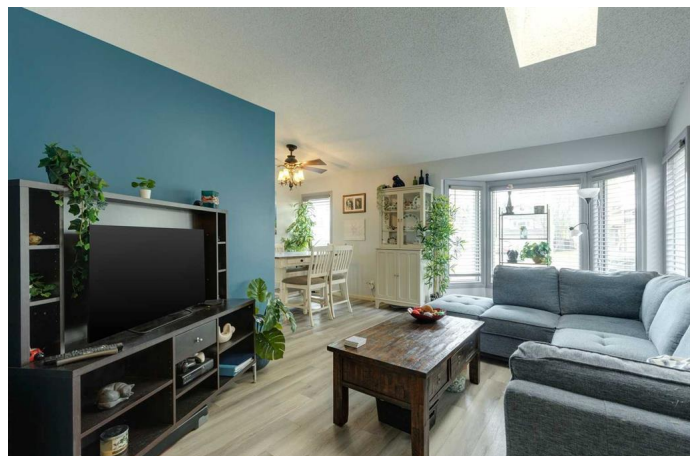
Hawkwood, Calgary, Alberta

Welcome to your new home in the desirable community of Hawkwood. This delightful 4-level split is the perfect blend of style and function, with over 1700 sq.ft. of thoughtfully developed living space. This home features a heated double detached garage that's perfect for both secure parking and a comfortable workspace.

As you step inside, you'll immediately notice the stunning luxury vinyl plank flooring that flows through the main and upper level, providing a modern durable finish. The main floor is a bright and inviting space, highlighted by a spacious living room featuring a west-facing bay window and skylight to fill the home with natural light all day long. The kitchen is large and functional with plenty of cupboard and counter space to spread out, and it flows seamlessly into the dining area, making it perfect for entertaining.

The upper level is your private sanctuary. The primary bedroom is a true retreat, complete with a built-in dressing table, walk-in closet, and a convenient 4-pc ensuite that it shares with a spacious second bedroom.

The third level is a fantastic walkout that offers a cozy family room, perfect for movie nights. You'll love the gas fireplace that keeps you warm on chilly evenings. Step out to your fully fenced backyard oasis with a deck, perfect for morning coffee or an evening cocktail. This level also features a third bedroom – a great option for a home office and a 3-pc bath that is ready for your personal



touches. The fourth level makes for an excellent recreational space or a fourth bedroom, thanks to an egress window added in 2020.

This home has been well-maintained with upgrades including new shingles, eaves and downspouts, the luxury vinyl plank flooring, furnace and electrical panel, all completed in 2019. The Poly B plumbing was professionally replaced in 2020 for your peace of mind, though a little bit of drywall repair is still required from the replacement.

This home is conveniently located, close to shopping, dining schools, public transit, and major roads for easy access. This home is must-see!

Built in 1985

Essential Information

MLS® #	A2261826
Price	\$565,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,284
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	236 Hawkwood Boulevard Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3E8

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	16
Zoning	R-CG
HOA Fees	76
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.