# $750,000 - 8 Hawkhill Way Nw, Calgary

MLS® #A2205563

**$750,000**

4 Bedroom, 3.00 Bathroom, 2,155 sqft
Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Welcome to this beautifully maintained 4-bedroom, 3-bathroom home in the highly sought-after community of Hawkwood. Offering 2,100 sq. ft. above grade, this spacious 4-level split showcases one of the most desirable layouts, complete with a walkout third level and a private backyard retreat.

The oversized 25â€™ x 23â€™ attached garage is a dream for hobbyists and car enthusiasts alike, featuring 240V power, a gas line for a future heater, and a large crawl space for extra storage â€" perfect for seasonal gear and tools.

Inside, the main floor features a well-appointed kitchen with a 43â€¢ gas range, granite countertops, a wine refrigerator, and a large island with sit-up breakfast bar â€" ideal for cooking, hosting, and everyday living. Relax by one of three gas fireplaces, including a stunning feature fireplace in the living room inspired by the iconic Chateau Lake Louise.

Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a generous primary suite with its own gas fireplace, a 3-piece ensuite, and a full wall closet.

The walkout third level (also entirely above grade) offers flexible living with a fourth bedroom or home office, a laundry/mudroom, and a cozy family room with another gas

fireplace and access to the backyard.

Additional highlights include rich hardwood flooring throughout, plus a new furnace and humidifier installed in 2022.

Ideally located just steps from the scenic Hawkcliff Ravine, youâ€™ll enjoy direct access to off-leash parks and walking pathsâ€"perfect for outdoor enthusiasts and pet lovers alike.

This is a rare opportunity to own a thoughtfully designed home that perfectly blends comfort, functionality, and location. Donâ€™t miss out!

Built in 1983

## Essential Information

| | |
|---|---|
| MLS® # | A2205563 |
| Price | $750,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,155 |
| Acres | 0.11 |
| Year Built | 1983 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 8 Hawkhill Way Nw |
| Subdivision | Hawkwood |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3G2T6 |

## Amenities

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

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, Pantry, Soaking Tub, Storage, Beamed Ceilings |
| Appliances | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Family Room, Gas, Living Room, Master Bedroom |
| Has Basement | Yes |
| Basement | Finished, Full |

## Exterior

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

## Additional Information

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| Date Listed | March 27th, 2025 |
| Days on Market | 56 |
| Zoning | R-CG |

## Listing Details

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|---|---|
| Listing Office | Century 21 Masters |