

# \$749,888 - 400 Hawkcliff Way Nw, Calgary

MLS® #A2233648

**\$749,888**

4 Bedroom, 3.00 Bathroom, 1,800 sqft

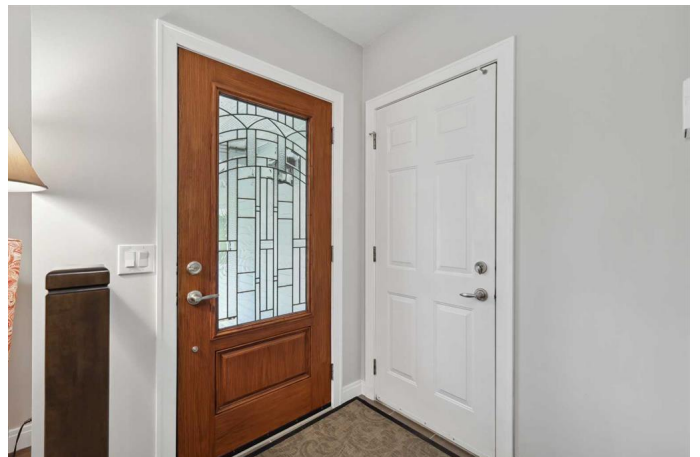
Residential on 0.12 Acres

Hawkwood, Calgary, Alberta

Welcome to this stunningly renovated 4-level split located in the highly sought-after and mature community of Hawkwood. Think you could love this home and location for 40 years? These original homeowners have—and would stay another 40 if they could! Tucked away on a quiet street, this home offers exceptional access to schools, shopping, walking paths, and more—making it an ideal choice for growing families and professionals alike.

Step inside and be greeted by the warmth of maple hardwood flooring that flows throughout the main living areas, creating a sense of natural elegance. The open-concept main floor is bright and airy thanks to new windows that flood the home with sunlight and provide charming views of the neighborhood. The living and dining area offers the perfect setting for entertaining, while the beautifully renovated kitchen is the true heart of the home—featuring granite countertops, custom cabinetry, stainless steel appliances, and a one-of-a-kind display hutch ideal for showcasing your finest china, treasured collectibles, or top-shelf whiskey.

The kitchen also boasts extensive built-in lighting, carefully planned to enhance both function and ambiance. Upstairs, you'll find 3 great sized bedrooms, including a beautifully updated primary suite complete with a fresh 3-piece ensuite, offering a peaceful retreat after a long day. A 2nd full bathroom on this level has also been partially updated, ensuring



comfort and convenience for the whole family. Head downstairs to the third level, where you'll find an inviting family room centered around a cozy wood burning fireplace with gas log lighter, creating the perfect backdrop for movie nights or quiet evenings in. This level also includes a flexible 4th bedroom or den, along with a renovated laundry space that makes everyday chores feel effortless.

The lower basement level is packed with potential and personalityâ€”offering a second rec room or games area, along with a custom-built wet bar that's perfect for hosting or winding down. There's an abundance of storage space including a large open crawlspace, ideal for seasonal items and long-term organization.

Step outside into your own private oasisâ€”a gorgeous backyard that backs onto a quiet island of green space, offering both privacy and serenity. The maintenance-free deck with glass railings is the perfect spot to unwind or entertain, and the gas BBQ hookup ensures youâ€™re always ready for summer cookouts. Mature trees, thoughtful landscaping, and a handy storage shed complete the yard, offering a space youâ€™ll truly enjoy all year round.

The oversized double attached garage is a standout feature in itself, with its own dedicated electrical sub-panel, making it ideal for a workshop, hobby space, or future expansion. Thereâ€™s also RV parking out front, providing extra room for your trailer or weekend toys.

This home has been lovingly updated with care, craftsmanship, and attention to detailâ€”offering the perfect blend of style, functionality, and location!

Built in 1986

## **Essential Information**

MLS® #	A2233648
Price	\$749,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	0.12
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	400 Hawkcliff Way Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2X1

### Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Oversized, Parking Pad, RV Access/Parking, 220 Volt Wiring, Plug-In, Side By Side
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Recessed Lighting, Storage, Vinyl Windows, Wet Bar, Sump Pump(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Mantle, Tile, Wood Burning, Gas Log, Mixed
Has Basement	Yes
Basement	Finished, Full, Crawl Space

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Private, City Lot, Yard Lights
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office	KIC Realty
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