

# \$829,900 - 363 Hawktree Circle Nw, Calgary

MLS® #A2231360

**\$829,900**

5 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.11 Acres

Hawkwood, Calgary, Alberta

Welcome to this beautifully maintained home in the highly desirable community of Hawkwood. Nestled on a quiet street, this property offers a spacious layout filled with natural light and timeless charm. Step inside to a bright foyer leading to a sunlit living and dining area with soaring vaulted ceilings. The functional kitchen features black appliances, quartz countertops, ample cabinetry, and a window above the sink. A cozy breakfast nook opens to a private west-facing deck—perfect for summer dining and relaxing. Enjoy everyday convenience with a large mudroom, main-floor laundry, and an oversized double attached garage. A powder room completes the main level. Upstairs, the primary suite offers a walk-in closet and a serene ensuite with a soaker tub and separate shower. Two additional bedrooms and a full bath complete the upper level. The fully finished walkout basement (illegal suite) includes two bedrooms, a bathroom, separate laundry, a large rec room with fireplace, and private entrance—ideal for rental income or extended family. Mature trees in the backyard create a peaceful, private outdoor space. Close to schools, parks, shopping, and more—this home offers the perfect blend of comfort, space, and location. Check out the 3D tour and book your private viewing today!

Built in 1989

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2231360    |
| Price          | \$829,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,976       |
| Acres          | 0.11        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 363 Hawktree Circle Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 2X9                |

### Amenities

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

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                               |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air                                                                                |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 2                                                                                         |
| Fireplaces        | Gas, Living Room, Basement                                                                |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                  |

### Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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