

# \$780,000 - 37 Hawkbury Place Nw, Calgary

MLS® #A2234348

## \$780,000

4 Bedroom, 4.00 Bathroom, 2,046 sqft

Residential on 0.14 Acres

Hawkwood, Calgary, Alberta

Tucked away in a quiet cul-de-sac, this beautifully upgraded 2-storey home offers over 3,000 sq. ft. of refined living space on a spacious pie lot. Enjoy a private, landscaped backyard with a large deck—perfect for outdoor entertaining.

The main floor impresses with vaulted ceilings, a formal living/dining area, rich hardwood floors, and a cozy family room with a brick fireplace. The gourmet kitchen features granite countertops, a stylish backsplash, and a bright breakfast nook.

Upstairs, the serene primary suite includes a spa-like ensuite with jetted tub and separate shower. Two additional bedrooms and a 4-piece bath complete the upper level.

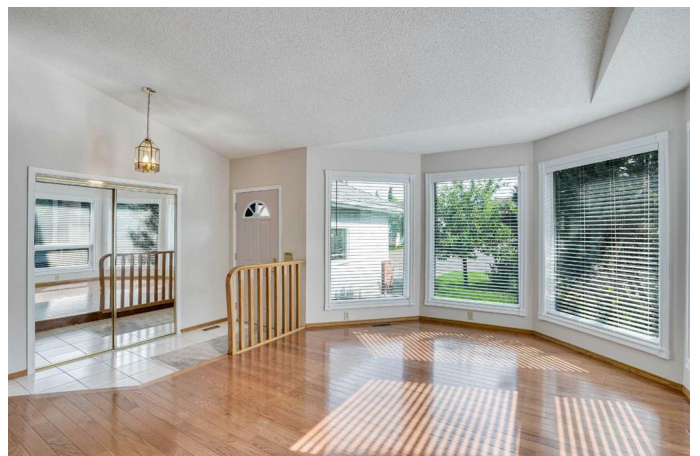
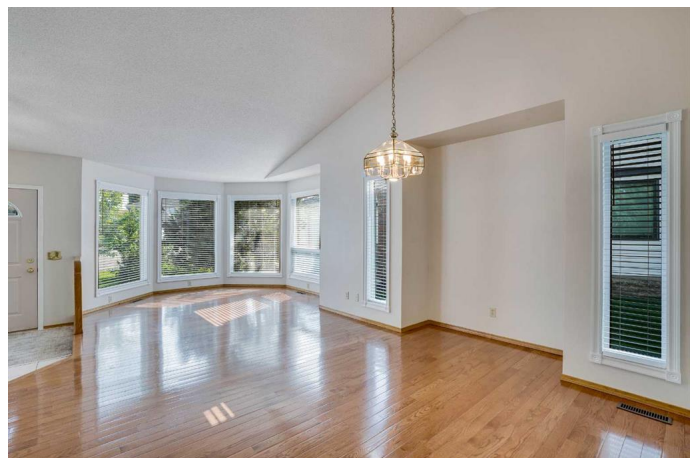
Professionally finished basement with a rec room, built-in cabinets, second fireplace, games area, full bath, extra den/bedroom and plenty of storage in the utility room.

Extensive upgrades include triple-pane windows (2023), dishwasher (2023), new plumbing lines (2021), granite counters (2021), furnace (2021), fence (2021), hot water tank (2020), hardwood (2019), garage door (2018), and roof shingles (2013).

Conveniently close to schools, parks, and shopping. A well-maintained, move-in ready home!

Built in 1990

## Essential Information



|                |                |
|----------------|----------------|
| MLS® #         | A2234348       |
| Price          | \$780,000      |
| Bedrooms       | 4              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,046          |
| Acres          | 0.14           |
| Year Built     | 1990           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 37 Hawkbury Place Nw |
| Subdivision | Hawkwood             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3G 3E3              |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Stone Counters, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Basement, Brick Facing, Family Room, Gas   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Garden                    |
| Lot Description   | Pie Shaped Lot            |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 7               |
| Zoning         | R-CG            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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