

# \$639,800 - 355 Hawkland Circle Nw, Calgary

MLS® #A2212274

**\$639,800**

3 Bedroom, 3.00 Bathroom, 1,548 sqft

Residential on 0.10 Acres

Hawkwood, Calgary, Alberta

Charming 2-Storey Home in the Highly Desired NW Community of Hawkwood  
Welcome to this well-maintained home nestled in one of NW Calgary's most sought-after neighborhoods—Hawkwood. Situated on a quiet street, this charming 2-storey home offers exceptional value, comfort, and potential for personalization.

Featuring 3 spacious bedrooms and 2.5 bathrooms, the home includes a generous master bedroom complete with a walk-in closet and a 4-piece ensuite. The two additional bedrooms are well-sized and share another full 4-piece bathroom, perfect for a growing family or guests. A convenient main floor half-bath adds to the home's functionality.

The home is in original condition and has been lovingly cared for by the same owner for the past 25 years, reflecting pride of ownership throughout. The undeveloped basement presents an excellent opportunity to create the space of your dreams—be it a rec room, additional bedrooms, or a home office.

Additional highlights include:

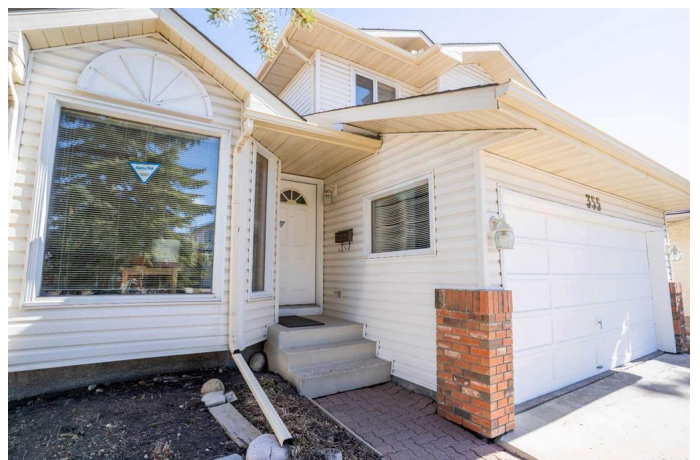
Double attached garage

Fully fenced, large backyard—ideal for kids, pets, or entertaining

Located near a park and within minutes to the YMCA, transit (C-train), schools, Crowfoot Centre, and shopping, etc...

Don't miss out—book your private showing today!

Built in 1990



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2212274    |
| Price          | \$639,800   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,548       |
| Acres          | 0.10        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 355 Hawkland Circle Nw |
| Subdivision | Hawkwood               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3G 3R3                |

## Amenities

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

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Full, Unfinished                                                   |

## Exterior

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

**Additional Information**

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

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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