

**15 Hawkbury Close NW**  
**Calgary, Alberta**

**MLS # A2275652**



**\$899,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Hawkwood   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,278 sq.ft.   | <b>Age:</b>   | 1988 (38 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front         |               |                   |
| <b>Lot Size:</b> | 0.11 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame  | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |                   |      |

**Inclusions:** N/A

Quick Possession & Move-in Ready | Great Location | Open Layout | Mountain Views | Fully Finished Basement | Extensive Upgrades | Welcome to this beautiful, bright and spacious 3-bedroom, 2-storey home in the sought-after family community of Hawkwood. Ideally located just steps from a playground and bus stops, and minutes from neighbourhood schools, this home also offers quick access to Stoney Trail, Beacon Hill Costco, Edgemont Superstore, Crowfoot Centre, and the LRT. The home features an extremely open and functional layout with vaulted ceilings, a sunny eat-in kitchen, 2.5 bathrooms, and a fenced southwest-facing backyard with back lane access—perfect for potential RV parking. Recent upgrades include NEW WINDOWS (2024) for the whole house, FRESH PAINT, NEW VINYL FLOORING, NEW FENCE, NEW GARAGE DOOR, NEWER STAINLESS STEEL APPLIANCES, and new lighting fixtures, etc. The main floor is ideal for family living and entertaining, offering open-concept living and dining rooms that flow seamlessly into the generous kitchen with ample cabinetry, a dining nook with bay window, and direct access to the backyard deck. The cozy family room features a wet bar, and a wood-burning fireplace. Upstairs, you’ll find three spacious bedrooms, including an oversized primary retreat with mountain views, a large bay window, walk-in closet, and a private ensuite with jetted tub, separate shower, and double vanities. The fully finished lower level offers a huge recreation room, with roughed-in plumbing for an additional bathroom. Additional highlights include main-floor laundry with built-in cabinets and sink, two furnaces (2014), a newer roof, and a fully fenced backyard with lane access. A fantastic opportunity in a prime location—perfect for families or investors alike.