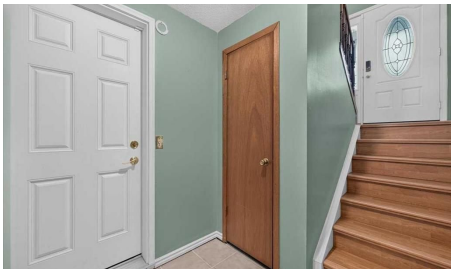
120 Hawkwood Boulevard

Calgary | Active | MLS® A2348004

$599,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1983**	**1,261.83 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to this spacious and thoughtfully laid-out BI-LEVEL home in the desirable community of Hawkwood! Offering over 2,000 sq. ft. of developed living space, 5 BEDROOMS, and 3 FULL BATHROOMS, this home provides plenty of room for a growing family, guests, and everyday living.

The main level features a warm and inviting living room centered around a brick-faced fireplace, creating a cozy focal point for relaxing and entertaining. The dining room flows seamlessly into the living area, making it an ideal space for hosting family and friends. The kitchen offers a practical nook area, perfect for casual dining or a comfortable spot to enjoy your morning coffee.

The spacious primary bedroom features an east-facing patio door that opens onto a balcony, offering peaceful views and plenty of natural morning light. The private ensuite is complete with both a shower and bathtub. Two additional well-sized bedrooms and a full bathroom complete the main level.

Downstairs, the bright, fully developed lower level features large windows that bring in an abundance of natural light. A generous family room provides excellent space for movie nights, recreation, or relaxing with the family, while two additional bedrooms and a full bathroom offer flexibility for teenagers, guests, a home office, or extended family.

Situated in a well-established Hawkwood neighbourhood, this home is conveniently located close to shopping, schools, libraries, public transit, and the CTrain, with easy access to major routes.

With its spacious floor plan, five-bedroom layout, three full bathrooms, and bright developed lower level, this is a wonderful opportunity to make a spacious Hawkwood home your own and add your personal style over time.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348004
Bedrooms	5
Bathrooms	3
Year Built	1983
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	Bi-Level
Total Living Area:	1,261.83 sq. ft.
Main Level Finished Area:	1,261.83 sq. ft.
Below Grade Finished Area:	962.73 sq. ft.
Acreage:	No
Lot Area:	5,112 sq. ft.
Lot Frontage:	44'5"
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1983 (Age: 43)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8310287
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Community:	Hawkwood
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	window coverings
Restrictions:	None Known
Main Floor	Living/Dining Room Combination · 23'1" × 11'5" ·
Main Floor	Kitchen · 10' × 9'10" ·
Main Floor	Nook · 10'7" × 9' ·
Main Floor	Bedroom - Primary · 16'11" × 10'2" ·
Main Floor	Bedroom · 12' × 10'3" ·
Main Floor	Bedroom · 10'5" × 8'6" ·
Main Floor	Foyer · 6'5" × 3'2" ·
Lower Level	Family Room · 22'10" × 10'7" ·
Lower Level	Bedroom · 11'8" × 8'4" ·
Lower Level	Bedroom · 13'3" × 10'5" ·
Lower Level	Furnace/Utility Room · 10'5" × 7' ·
Title to Land:	Fee Simple

Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Fruit Trees/Shrub(s)
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C1
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-hawkwood-boulevard-calgary-a2348004/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.