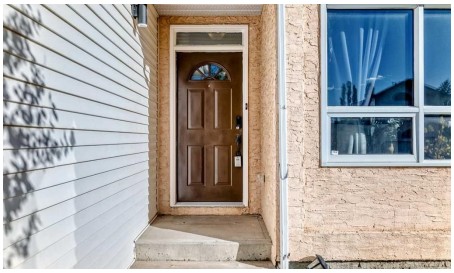
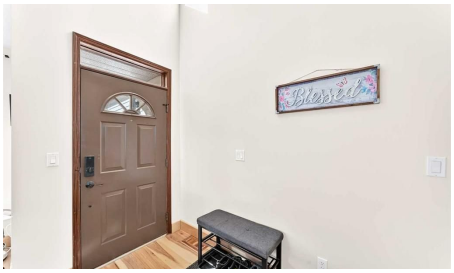
# 50 Hawkbury Close NW

Calgary | Active | MLS® A2351790

**$699,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **3** | **1989** | **1,995.8 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX House of Real Estate

# A closer look

Welcome to this beautifully maintained Modern Rustic 4-level split in the highly desirable community of Hawkwood, offering nearly 2,000 sq. ft. of above-grade living space. Blending comfort, character, and thoughtful upgrades, this home showcases premium features such as reclaimed hickory hardwood floors, triple-pane windows, central heating & cooling, a high-efficiency heat pump, a high-efficient wood-burning fireplace, and Class 4 impact-rated shingles for exceptional hail protection.

The upper level features three generously sized bedrooms, including a spacious primary suite with its own ensuite. A second 4-piece bathroom on this level provides convenience for family members and guests.

On the main level, the bright and inviting living and dining areas flow seamlessly into the spacious kitchen, creating an ideal environment for everyday living and effortless entertaining.

The lower level offers a cozy family room anchored by a high-efficient wood-burning fireplace, perfect for relaxing evenings. Large French doors open directly to the backyard, making indoor-outdoor living simple and enjoyable. The reclaimed hickory hardwood floors and real stonework add warmth and texture, enhancing the home’s modern rustic aesthetic. Adjacent to the family room, you’ll find the fourth bedroom (currently used as a home office) along with another 4-piece bathroom.

The basement includes a versatile fifth bedroom-currently used as a home gym-along with a dedicated workshop ideal for hobbies or projects.

Located in the family-friendly community of Hawkwood, this home is within walking distance to schools, parks, shopping, and public transit. With its spacious layout, upgraded features, and prime NW Calgary location, this property offers an exceptional opportunity for families seeking comfort, style, and long-term value in an established community.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2351790 |
| **Bedrooms** | 4 |
| **Bathrooms** | 3 |
| **Year Built** | 1989 |
| **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:** | 4 Level Split |
| **Total Living Area:** | 1,995.8 sq. ft. |
| **Main Level Finished Area:** | 719.8 sq. ft. |
| **Upper Level Finished Area:** | 647.1 sq. ft. |
| **Below Grade Finished Area:** | 636.3 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,532 sq. ft. |
| **Lot Frontage:** | 30'3" |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Levels:** | 4 Level Split |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 1989 (Age: 37) |
| **Bedrooms:** | 4 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 8910943 |
| **Heating:** | Central, Heat Pump |

| | |
|---|---|
| **Basement:** | Full, Partially Finished, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Stucco |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Wood Burning |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Hawkwood |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen With Eating Area · 15'3" × 14'2" · |
| **Main Floor** | Living Room · 15'2" × 10'5" · |
| **Main Floor** | Entrance · 9'1" × 5' · |

| | |
|---|---|
| **Main Floor** | Dining Room · 13'7" × 11'10" · |
| **Main Floor** | Bedroom · 11'1" × 8'4" · |
| **2nd Floor** | Laundry · 6' × 3'3" · |
| **2nd Floor** | Bedroom · 11'5" × 8'5" · |
| **2nd Floor** | Bedroom - Primary · 12'5" × 10'4" · |
| **2nd Floor** | Bedroom · 11'5" × 9'11" · |
| **Lower Level** | Family Room · 20'11" × 15'10" · |
| **Lower Level** | Workshop · 22'6" × 14'7" · |
| **Lower Level** | Storage · 26'1" × 20'9" · |
| **Lower Level** | Exercise Room · 13'10" × 13'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | No Animal Home, No Smoking Home |
| **Exterior Features:** | Garden |
| **Patio And Porch Features:** | Terrace |
| **Lot Features:** | Back Yard, Corner Lot |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | R-1 |
| **Listed Date:** | Oct 10, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/50-hawkbury-close-nw-calgary-a2351790/

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

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