

# \$720,000 - 49 Hawktree Circle Nw, Calgary

MLS® #A2249644

**\$720,000**

4 Bedroom, 4.00 Bathroom, 1,792 sqft

Residential on 0.13 Acres

Hawkwood, Calgary, Alberta

\*\*\* OPEN HOUSE Saturday August 23, 2025 2-4:00 PM \*\*\* Welcome to this beautifully renovated two-storey home in the heart of Hawkwood—an established, family-friendly community known for its parks, schools, and easy access to shopping, restaurants, and transit. With just under 1,800 sq ft of thoughtfully updated living space and a fully finished basement, this home perfectly blends timeless charm with modern sophistication. Renovations were just completed in 2025, offering a truly move-in-ready experience. The immense amount of natural light contribute to this bright and open main floor, designed with entertaining and everyday living in mind. You™re welcomed by a spacious front living room with large windows that flood the space with natural light, flowing seamlessly into a formal dining area ideal for hosting family gatherings. The fully remodelled kitchen features heated floors, updated cabinetry, modern finishes, and ample counter space for the home chef. A cozy wood-burning fireplace adds warmth and character to the adjacent family room. Upstairs, you™ll find three generous bedrooms including a private primary retreat complete with a beautifully updated 4-piece ensuite and plenty of closet space. All-new carpet throughout the upper and basement levels brings comfort and style, while the updated bathrooms feature new countertops and eye-catching tile backsplashes. The fully finished basement offers a flexible space perfect for movie nights,



a kidsâ€™™ playroom, home office, or gym. With a total of 3.5 bathrooms, this home is designed to meet the needs of a growing family. The double attached garage provides convenience and storage, while the mature lot offers privacy and outdoor enjoyment. Don't miss this opportunity to own a stylishly renovated home in one of NW Calgaryâ€™™s most desirable communities. Whether you're upsizing, relocating, or just looking for a fresh startâ€™™this is the one!

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249644    |
| Price          | \$720,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,792       |
| Acres          | 0.13        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 49 Hawktree Circle Nw |
| Subdivision | Hawkwood              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3G 3M1               |

**Amenities**

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, On Street |

# of Garages 2

## Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Garden, Misting System

Lot Description Back Yard, Front Yard, Lawn, Private, Street Lighting, Interior Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 19th, 2025

Days on Market 8

Zoning R-CG

## Listing Details

Listing Office RE/MAX Complete Realty

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