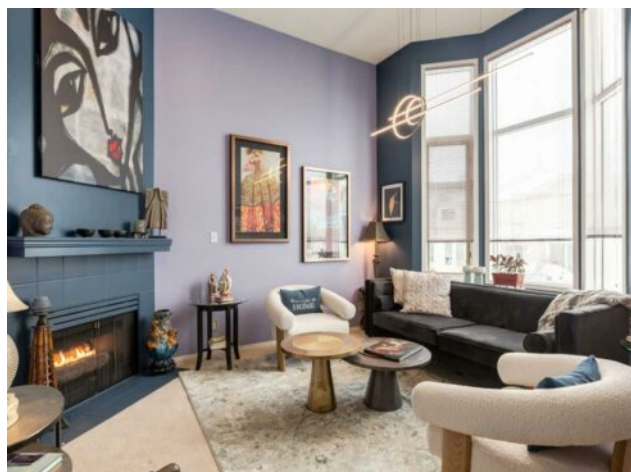


## 318 Hawkstone Manor NW Calgary, Alberta

MLS # A2280357



# \$484,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hawkwood                           |               |                   |
| <b>Type:</b>     | Residential/Triplex                |               |                   |
| <b>Style:</b>    | 4 Level Split                      |               |                   |
| <b>Size:</b>     | 1,500 sq.ft.                       | <b>Age:</b>   | 1992 (34 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Off Street, Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Landscaped  |               |                   |

|                    |  |                   |          |
|--------------------|--|-------------------|----------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 395   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | M-CG d44 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Smoking Home, Storage, Vaulted Ceiling(s) |                   |          |

**Inclusions:** NA

Welcome home to 318 Hawkstone Manor, a well-maintained and thoughtfully updated 4-level split townhome offering an ideal blend of functionality, comfort, and peace of mind. This home features 2 bedrooms plus a versatile bonus room, 2.5 bathrooms, a walk-out lower level, and a single attached garage, making it a great fit for first-time buyers, downsizers, or investors alike. The bright and functional layout provides multiple living spaces, including a renovated lower-level family room that adds flexibility for a home office, gym, or additional lounge area. The front hall and staircase have been updated, and the living room has been freshly repainted, enhancing the home's welcoming feel and overall flow. Significant upgrades have been completed over the years, including a new furnace and hot water tank (2021), providing long-term reliability and efficiency. The garage door was replaced in the summer of 2022, and the garage was freshly painted in 2023. Additional updates include new washer and dryer (2023) and the replacement of all toilets, ensuring everyday convenience and comfort. Located in a desirable community close to amenities, green spaces, and transit, 318 Hawkstone Manor offers low-maintenance living with valuable updates already completed — simply move in and enjoy. Call your favorite Realtor to book a viewing today!