

# \$730,000 - 311 Hawkland Circle Nw, Calgary

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MLS® #A2190621

**\$730,000**

3 Bedroom, 4.00 Bathroom, 1,780 sqft  
Residential on 0.13 Acres

Hawkwood, Calgary, Alberta

## BRAND NEW CARPET ON STAIRS!

Welcome to this beautifully maintained 2-story home in the sought-after community of Hawkwood! Offering a fully developed basement and a double attached garage, this home is perfect for families looking for space, comfort, and convenience.

Step inside to a bright and inviting main floor featuring a formal living room and dining room, ideal for entertaining. The large kitchen offers plenty of counter space, an eating area, and direct access to the sunny, spacious backyard—perfect for outdoor gatherings. A cozy second living room with a fireplace provides a warm and relaxing atmosphere. For added convenience, the main floor also includes a laundry room.

Upstairs, the primary bedroom is generously sized, complete with a 4-piece ensuite and a walk-in closet. Two additional well-appointed bedrooms and another 4-piece bathroom complete the upper level.

The fully developed basement offers plenty of additional living space, perfect for a recreation room, home gym, or media area, plus a 3-piece bathroom for added functionality.

Situated in a fantastic location close to parks, schools, shopping, and transit, this home is a must-see! Don't miss your chance to own this incredible property in Hawkwood—schedule



your showing today!

Built in 1992

### Essential Information

MLS® #	A2190621
Price	\$730,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,780
Acres	0.13
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	311 Hawkland Circle Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 3R6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Fireplace	Yes



# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Other  
Lot Description Front Yard, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete



### Additional Information

Date Listed February 5th, 2025  
Days on Market 58  
Zoning R-CG

### Listing Details

Listing Office CIR Realty

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