

# \$799,900 - 202 Hawktree Bay Nw, Calgary

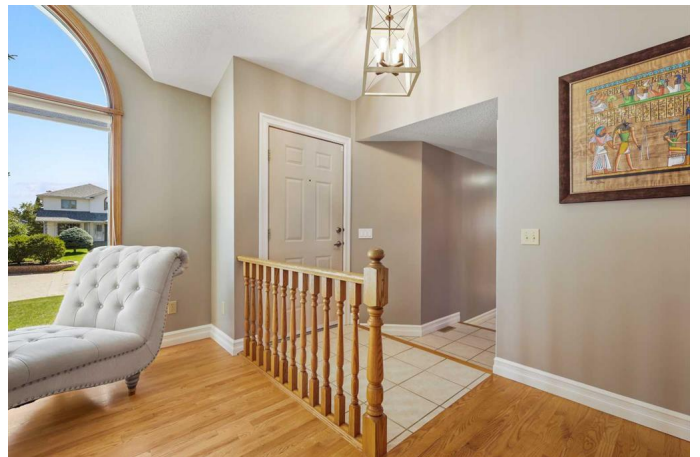
MLS® #A2241885

**\$799,900**

5 Bedroom, 4.00 Bathroom, 2,080 sqft  
Residential on 0.17 Acres

Hawkwood, Calgary, Alberta

**\*\*Welcome to 202 Hawktree Bay NW\*\***, an updated home tucked into a peaceful cul-de-sac in the highly sought-after community of Hawkwood. Set on a sunny corner lot with no sidewalks to shovel, this property features a beautifully landscaped, private yard with mature trees, an apple tree, a dedicated vegetable garden, and a striking piece of Mt. Rundle stone adding character to the front yard. The expansive back deck offers the perfect setting for summer BBQs and outdoor entertaining. Inside, the home combines thoughtful design with practical comfort—featuring refinished hardwood floors, custom stonework around the fireplace, and smart lighting throughout the main and lower levels. The main floor includes a front den that can easily be used as a fourth bedroom, ideally situated next to a full bathroom, making it perfect for guests or multigenerational living. Convenient **\*\*main floor laundry\*\*** adds to the everyday ease of this home. Upstairs, the primary suite offers a peaceful retreat complete with a private ensuite, while two additional generously sized bedrooms and a full bathroom provide ample space for the whole family. The fully finished basement expands your living space with a cozy movie theatre room featuring riser seating options, a gym or playroom, a large utility/storage room, and an additional bedroom and full bathroom (note: basement windows may not meet current egress standards). Comfort and efficiency are top of



mind with two fireplaces— one gas and one wood-burning with gas assist— central A/C, two hot water tanks, a water softener, and a dechlorinator system. The kitchen and basement feature upgraded Pella triple-pane windows with built-in blinds. Additional modern conveniences include an app-connected smart lighting system and remote-controlled garage door. Parking and storage are abundant with a double attached heated garage, a fully powered detached single garage/workshop, a trailer/RV area; room for up to six vehicles. Ideally located near parks, schools, Crowfoot shopping, LRT, and the YMCA, this move-in ready home offers flexibility, functionality, and comfort in one of Calgary’s most established and welcoming neighbourhoods.

Built in 1990

### **Essential Information**

MLS® #	A2241885
Price	\$799,900
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,080
Acres	0.17
Year Built	1990
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	202 Hawktree Bay Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 2Z3

### **Amenities**

Amenities	Park, Playground
Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Faces Front, Heated Garage, Single Garage Detached, RV Access/Parking
# of Garages	3

### **Interior**

Interior Features	Bookcases, High Ceilings
Appliances	Dishwasher, Garage Control(s), Garburator, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, Rectangular Lot, Many Trees, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	75
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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