

# \$880,000 - 99 Hawkcliff Way Nw, Calgary

MLS® #A2243513

**\$880,000**

5 Bedroom, 3.00 Bathroom, 2,251 sqft  
Residential on 0.15 Acres

Hawkwood, Calgary, Alberta

OPEN HOUSE ON AUG 23 & 24 SAT & SUN  
FROM 2PM TO 4PM. Breathtaking Views.

Timeless Elegance. Exceptional Value.

Welcome to this impressive 2-storey split walkout home, nestled on a large, private, beautifully landscaped lot with unobstructed panoramic views of downtown and the mountains—a true retreat in the city. With its tile roof and low-maintenance exterior, this home offers curb appeal that lasts.

Step inside and be greeted by soaring vaulted ceilings in the living room and a two-storey ceiling in the family room that floods the space with natural light. The main level features rich hardwood and tile floors, a seamless blend of elegance and durability.

Designed for both comfort and style, the home showcases premium oak craftsmanship throughout, with custom built-in cabinetry, a wet bar, detailed oak paneling in the dining and family rooms, and wainscoting accents in the loft and stairway.

The spacious master suite is your personal sanctuary, complete with a walk-in closet, a luxurious 5-piece ensuite, and a private balcony where you can soak in the sun and scenery.

The fully finished walkout basement offers versatile space for entertaining, guests, or multi-generational living.

All this, plus neutral décor, meticulously maintained interiors, and a peaceful, sun-drenched backyard perfect for gatherings or quiet moments.



This is more than just a home—it's a lifestyle upgrade. Don't miss your chance to own one of the area's most captivating properties.

Built in 1984

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2243513       |
| Price          | \$880,000      |
| Bedrooms       | 5              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 2,251          |
| Acres          | 0.15           |
| Year Built     | 1984           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 99 Hawkcliff Way Nw |
| Subdivision | Hawkwood            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3G 2S3             |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Insulated |
| # of Garages   | 2                                                                 |

**Interior**

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Skylight(s), Walk-In Closet(s), Bookcases |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,                         |

|                 |                                         |
|-----------------|-----------------------------------------|
|                 | Washer, Window Coverings                |
| Heating         | Forced Air, Natural Gas                 |
| Cooling         | None                                    |
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Family Room, Brick Facing, Wood Burning |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full, Walk-Out                |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Playground                 |
| Lot Description   | Landscaped, Pie Shaped Lot |
| Roof              | Tile                       |
| Construction      | Brick, Stucco, Wood Frame  |
| Foundation        | Poured Concrete            |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | R-CG             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.