

# \$900,000 - 8311 Hawkview Manor Road Nw, Calgary

MLS® #A2265097

**\$900,000**

3 Bedroom, 4.00 Bathroom, 2,203 sqft

Residential on 0.15 Acres

Hawkwood, Calgary, Alberta

Ever dreamed of a home that's classy enough for dinner parties, comfy enough for sweatpants, and smart enough to never make you hang Christmas lights again? Welcome to your new favourite chapter "where elegance meets low-maintenance brilliance in Hawkwood Manor.

Step inside this refreshingly spacious home offering almost 3300 SqFt of developed living space, where the bedrooms are so big you might lose a laundry basket in them (on purpose). The kitchen delivers serious chef vibes with veined quartz counters, built-in stainless steel appliances, and lighting so good even your takeout looks gourmet.

The primary ensuite? A five-star spa escape "complete with heated floors, a freestanding tub, and a shower boasting three shower heads (because two just isn't enough). Downstairs, the fully finished basement invites both binge-watchers and cocktail shakers with a cozy living area, wet bar, and an accessible tile shower for your guests.

Outside, you'll find a large composite deck, a private 6,700 SqFt lot framed by mature trees, and Gemstone exterior lighting that handles the holidays for you. Perfectly located near schools, parks, Crowfoot Crossing, and the LRT "this home truly lets you have it all (minus the string lights and



cramped closets).

Upgrades include: High efficiency furnace (~2015), New water tank (2024), New asphalt shingle roof (~2020), New vinyl plank flooring throughout the main level and new carpet upstairs, Newer windows upstairs and on main level, Pot lights added through main level (~2020)

Built in 1985

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2265097    |
| Price          | \$900,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,203       |
| Acres          | 0.15        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 8311 Hawkview Manor Road Nw |
| Subdivision | Hawkwood                    |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 2Z6                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Electric Cooktop         |
| Heating           | Forced Air                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Living Room, Wood Burning                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full                                                                                                                                                                                     |

## Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Dog Run, Garden, Lighting, Private Yard, Storage                     |
| Lot Description   | Back Yard, Garden, Landscaped, Lawn, Level, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 18th, 2025 |
| Days on Market | 11                 |
| Zoning         | R-CG               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.