

# \$837,900 - 99 Hawkcliff Way Nw, Calgary

MLS® #A2253326

**\$837,900**

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

Hawkwood, Calgary, Alberta

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® #         | A2253326       |
| Price          | \$837,900      |
| 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        | Double Garage Attached, Concrete Driveway, Front Drive, Insulated |
| # of Garages   | 2                                                                 |

**Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Walk-In Closet(s), Breakfast Bar, Bookcases, High Ceilings, Skylight(s)  |
| 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      | Brick Facing, Wood Burning, Family Room |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full, Walk-Out                |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 47                  |
| Zoning         | R-CG                |

## Listing Details

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

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