



## 3 Hawkside Park Calgary Alberta

\$539,900

Welcome to Village on the Park, a coveted villa nestled in the Hawkwood community. This charming residence is the perfect place to retire and offers an idyllic blend of comfort & convenience. As you step inside this corner unit, you'll be greeted by a bright sun filled interior, the cozy family room is the perfect space for a library or tv room which is adjacent to the kitchen with tons of windows to allow for a sunny space for meal preparation. The spacious dining room, perfect for hosting family dinners and gatherings, flows effortlessly into the expansive living room complete with fireplace with access to a private patio overlooking a tree-filled yard. This open layout ensures that entertaining guests is both easy and enjoyable. The main floor is home to the conveniently located primary bedroom, complete with a 4-piece ensuite and double closets, offering a private retreat for rest and relaxation. The 2-piece main bath, which also houses the laundry room, adds to the convenience of single-level living. Venture downstairs to the developed basement, where a recreation room awaits. This versatile space is perfect for movie nights, games, or simply unwinding. Additionally, the basement features a 3-piece bath and an extra flex room with a closet, ideal for a guest bedroom or home office. There's also a spacious area that could be customized to suit your future needs or used for ample storage. The single-car attached garage ensures easy access to your vehicle, adding an extra layer of convenience to your daily routine. With shopping, transportation, plus a beautiful walking path that overlooks the mountains and downtown views just steps away, you'll find everything you need within easy reach. Recent upgrades include new windows custom drapery & freshly painted 2022. Opportunities to own a villa-style unit in this well-managed complex are rare, making this a tr...

Family room 18.67 Ft x 12.50 Ft

Furnace 40.83 Ft x 15.67 Ft

Bedroom 12.50 Ft x 9.33 Ft

3pc Bathroom 12.00 Ft x 7.17 Ft

Kitchen 16.00 Ft x 9.50 Ft

Dining room 14.50 Ft x 10.67 Ft

Breakfast 11.17 Ft x 10.00 Ft

Foyer 8.67 Ft x 4.33 Ft

Laundry room 7.83 Ft x 5.17 Ft

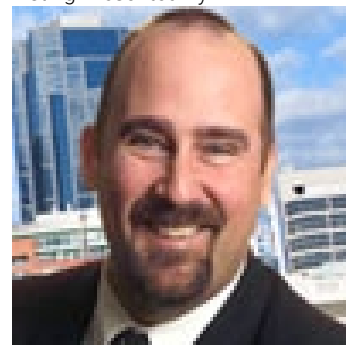
Primary Bedroom 13.17 Ft x 12.00 Ft

2pc Bathroom 7.83 Ft x 5.17 Ft

4pc Bathroom 7.83 Ft x 5.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 15.83 Ft x 14.50 Ft