



THE
A-TEAM

**RE/MAX
FIRST**

8 HAWKWOOD Way, Calgary T3G 1X4

MLS® #: **A2164787** Area: **Hawkwood** Listing Date: **09/18/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **5,338 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,802**
 Low Sqft:
 Ttl Sqft: **1,802**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|----------|-----------------|--------------|----------|----------------|
| Living Room | Main | 14`9" x 14`8" | Kitchen | Main | 18`0" x 14`3" |
| Dining Room | Main | 12`7" x 9`7" | Family Room | Main | 14`0" x 12`2" |
| Bedroom - Primary | Second | 14`7" x 13`2" | Bedroom | Second | 11`0" x 10`11" |
| Bedroom | Second | 10`11" x 10`11" | Office | Main | 11`2" x 9`11" |
| Laundry | Main | 3`6" x 2`4" | 3pc Bathroom | Main | 9`8" x 5`1" |
| 3pc Ensuite bath | Second | 7`3" x 7`3" | 4pc Bathroom | Second | 8`10" x 4`11" |
| 4pc Bathroom | Basement | 14`4" x 7`2" | Bedroom | Basement | 10`4" x 9`0" |
| Bedroom | Basement | 11`9" x 9`7" | Living Room | Basement | 23`4" x 11`9" |

Title:
Fee Simple
Legal Desc:

8010239

Zoning:
R-C1

Remarks

Pub Rmks: **Great starter single house in the desirable community of Hawkwood. Located on a quiet and convenient street, it has a sunny south backyard with a back lane and a walkout basement. Spacious living room. Total 5 bedrooms and main floor office with 4 full bathrooms. Newer kitchen with heated floor. Most windows are upgraded to vinyl. The basement needs more renovation to be a legal suite(Development permit available). Close to the library, YMCA, schools, shopping and public transit. Priced to sell and don't miss out.**

Inclusions:
Property Listed By: **hot tub(as is), all appliances in the basement
Grand Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







