



THE
A-TEAM

**RE/MAX
FIRST**

275 HAWKWOOD Boulevard, Calgary T3G 2T2

MLS®#: **A2170726**

Area: **Hawkwood**

Listing Date: **10/03/24**

List Price: **\$849,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1986**

Lot Information

Lot Sz Ar: **6,103 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached,Driveway**

DOM

79

Layout

Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Barbecue,Storage**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	15`1" x 11`9"
Bedroom	Second	9`6" x 9`6"
4pc Bathroom	Second	7`11" x 6`0"
Dining Room	Main	8`5" x 6`5"
Living/Dining Room Combination	Lower	18`7" x 15`2"
Bedroom	Lower	13`3" x 9`0"

Room	Level	Dimensions
4pc Ensuite bath	Second	10`6" x 6`0"
Bedroom	Second	8`6" x 12`0"
Kitchen	Main	17`5" x 13`9"
Living Room	Main	23`6" x 16`3"
4pc Bathroom	Lower	6`11" x 5`8"
Laundry	Lower	5`1" x 4`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8510922

Remarks

Pub Rmks:

Discover this beautifully renovated open-layout home in the desirable community of Hawkwood, featuring a brand-new illegal one-bedroom suite that can help offset your mortgage costs. Extensive Updates include New roof and windows, High-quality stainless steel appliances, including a new washer and dryer. As you enter, the impressive vaulted ceilings immediately draw your eye. The spacious and bright living room flows seamlessly into the newly designed open-concept layout, highlighted by a modern kitchen with a stylish island—truly a culinary paradise equipped with top-notch appliances. A brand-new laundry set is conveniently located on the main floor as well. Upper Level, you'll find the primary bedroom, complete with a luxurious 4-piece ensuite. Two additional bedrooms and a full bathroom provide ample space for family or guests. The lower level features a brand-new one-bedroom illegal suite with a versatile living room and an extra full bath—perfect for rental income or accommodating extended family. The unfinished basement offers plenty of potential for customization, easily accommodating two additional bedrooms or a huge entertainment area. This home is ideally situated near various amenities, including Hawkwood School, St. Maria Goretti School, and Crowfoot shopping center, with Costco and public transportation just a short distance away. This residence is not just a house, it's an investment that balances comfort and lifestyle. Don't miss out on the opportunity to make it yours!

Inclusions:
Property Listed By:

NONE
E-Trinity Realty and Management Ltd

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









