



THE
A-TEAM

**RE/MAX
FIRST**

40 HAWKWOOD Road, Calgary T3G 1X7

MLS® #: **A2176968**

Area: **Hawkwood**

Listing Date: **11/04/24**

List Price: **\$670,000**

Status: **Pending**

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: **5,166 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated**

DOM

16
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	18`1" x 24`3"	4pc Bathroom	Main	19`0" x 24`3"
Bedroom	Main	49`6" x 29`10"	Kitchen	Main	57`1" x 44`7"
Living Room	Main	39`8" x 49`6"	Bedroom - Primary	Main	42`4" x 43`4"
4pc Bathroom	Basement	28`3" x 24`3"	Bedroom	Basement	40`0" x 28`6"
Bedroom	Basement	40`0" x 29`2"	Kitchen	Basement	41`4" x 28`10"

Game Room

Basement

41`4" x 54`6"

Furnace/Utility Room
Legal/Tax/Financial

Basement

23`4" x 42`4"

Title:
Fee Simple
Legal Desc:

8010239

Zoning:
R-C1

Remarks

Pub Rmks:

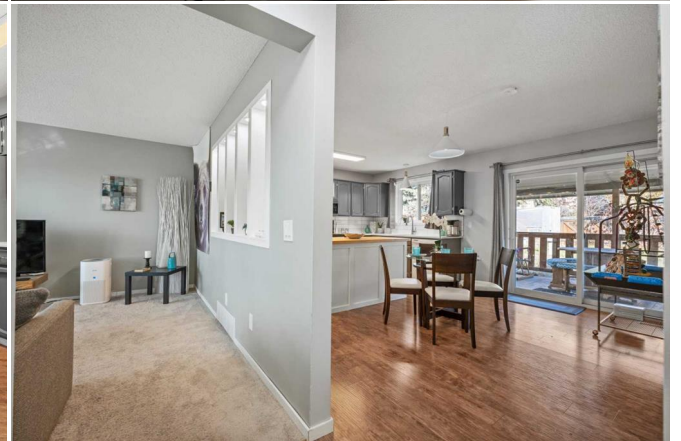
Stunning Renovated Bi-Level Home with Legal Basement Suite - Prime Location! Welcome to this beautifully updated bi-level home offering the perfect blend of modern upgrades, spacious living, and exceptional income potential. Featuring a *fully legal basement suite*, this home is ideal for investors or homeowners looking for flexible living arrangements. *Property Highlights:* - *Legal Basement Suite*: Fully compliant, providing a fantastic opportunity for rental income. - *Modern Renovations*: Thoughtfully updated throughout for a fresh, contemporary feel. - *Two Furnaces*: Independent heating systems for both levels, ensuring comfort and efficiency. - *Two Laundry Rooms*: Separate laundry facilities for convenience and tenant independence. - *Bright, Open Concept Main Floor*: Spacious and airy, perfect for entertaining and family gatherings. - *Large Master Bedroom*: Includes a private ensuite and generous closet space. - *Additional Bedrooms*: A second well-sized bedroom and two more on the lower level, offering versatility for guests, family, or home offices. - *Open-Plan Lower Level*: Large windows create a welcoming, bright space with two bedrooms, making it ideal for renters or extended family. - *Flexible Living Options*: Live in one unit and rent the other, or rent both for maximum income potential. *Prime Location*: This home is ideally located in a highly desirable neighborhood, within walking distance to *Crowfoot Mall, **YMCA, the **public library, and **public transit. Enjoy the convenience of nearby parks such as **Crowfoot Park* (0.4 km), *Hawside Mews Park* (1.3 km), and *Ranchero Park* (1.1 km) - perfect for outdoor activities and relaxation. *Excellent School Proximity*: Families will appreciate being close to top-rated schools, including *Hawkwood School* (1.1 km), *Arbour Lake Middle School* (1.9 km), *Robert Thirsk School* (2.0 km), *Yufeng Chinese School* (2.3 km), *St. Maria Goretti Elementary School* (1.6 km), and *St. Ambrose School* (2.0 km). *Why You'll Love It*: - *Flexible Living Options*: Ideal for investors or multi-generational families. - *Great Rental Market*: Legal basement suite and separate utilities are a draw for top-tier renters. - *Incredible Location*: Close to shopping, schools, parks, and transit—everything you need within reach! This property offers a unique opportunity to own a modern home with income potential, in a sought-after location. Whether you're looking for a smart investment or a family home with extra rental income, this home has it all. Don't miss out - book your showing today!

Inclusions:
Property Listed By:

n/a
eXp Realty

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













40 Hawkwood Rd NW, Calgary, AB

Main Floor Exterior Area 1112.59 sq ft
Interior Area 1208.32 sq ft
Excluded Area 434.47 sq ft



0 4 8 ft PREPARED: 20241101
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

40 Hawkwood Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 852.51 sq ft
Interior Area 913.07 sq ft
Excluded Area 104.79 sq ft



0 2 4 ft PREPARED: 20241101
While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.