



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**403 HAWTHORN Drive, Calgary T2K 3M7**

MLS®#: **A2177245**      Area: **Thornccliffe**      Listing Date: **11/07/24**      List Price: **\$674,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar: **7,168 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,209**  
 Low Sqft:  
 Ttl Sqft: **1,209**

DOM

**13**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Irregular Lot**  
 Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Wood Frame**  
 Flooring: **Cork,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator,Window Coverings**  
 Int Feat: **Open Floorplan,Pantry,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 11`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`2" x 13`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`4" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>16`9" x 9`7"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>3pc Bathroom</b>	<b>Main</b>		<b>Family Room</b>	<b>Basement</b>	<b>18`11" x 10`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>10`6" x 6`5"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>14`5" x 11`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 13`5"</b>	<b>Laundry</b>	<b>Basement</b>	<b>10`7" x 6`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>				

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**1943GV**

Remarks

Pub Rmks: **Thornccliffe - 403 Hawthorn Drive NW: Welcome to this 1,209 sq ft bungalow situated on a corner lot in the desirable community of Thornccliffe. This home features 2 + 2 bedrooms and 3 full bathrooms, a single attached garage, and a driveway. The open main floor has an entry with hooks, a bench, and storage; the living room has a large window allowing plenty of natural light; the updated island kitchen has cork floors, a refrigerator, hood fan, dishwasher, and high-end Kitchen-Aid gas range, a built-in pantry and a bright, south-facing bay window over the kitchen sink and a separate dining area. The spacious primary bedroom has a walk-through closet and a renovated 3 pc ensuite with a large glass shower, heated floors and linen storage; an additional large bedroom, and a 3 pc bathroom with a soaker tub. The lower level has a spacious rec room, family room, 2 additional bedrooms, and laundry with sink. The large, beautiful pie lot is fully landscaped with mature trees and gardens and a gorgeous, private backyard with a large stone patio. Many upgrades and improvements over the years including R-24 insulation in the basement, R-60 insulation in the attic, roof and hot water tank. Situated in northwest Thornccliffe, this home is close to plenty of amenities including transit, schools, shopping, green spaces, playgrounds, and parks including an off-leash dog park. The community of Thornccliffe provides easy access to major roadways such as 14th Street, McKnight Boulevard, and Centre Street. Call for more info!**

Inclusions:  
Property Listed By: **N/A  
RE/MAX Real Estate (Central)**

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

















