



THE
A-TEAM

**RE/MAX
FIRST**

39 HAWKSBROW Road, Calgary T3G 2S9

MLS® #: **A2180741** Area: **Hawkwood** Listing Date: **11/22/24** List Price: **\$665,000**
 Status: **Pending** County: **Calgary** Change: **-\$20k, 10-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1983** Abv Sqft: **2,268**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,520 sqft** Ttl Sqft: **2,268**
 Lot Shape:

DOM

29
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Laminate, Tile, Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove**
 Int Feat: **Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Lower	11`1" x 11`10"	Bedroom	Lower	7`8" x 10`5"
Kitchenette	Lower	6`4" x 9`9"	Family Room	Lower	12`0" x 14`5"
Dining Room	Lower	8`2" x 8`3"	Other	Lower	7`9" x 12`10"
Living Room	Main	11`11" x 15`3"	Dining Room	Main	9`11" x 11`4"
Kitchen	Main	7`10" x 13`1"	Bedroom - Primary	Main	11`4" x 13`1"
Bedroom	Main	10`0" x 8`11"	Bedroom	Main	9`10" x 11`2"
4pc Bathroom	Lower	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

3pc Ensuite bath

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8111982

Zoning:

R-CG

Remarks

Pub Rmks:

Welcome to the Highly Desirable Community of Hawkwood! This beautifully updated 4-level split walkout home is ready to impress. With numerous upgrades, including new flooring on the lower level, a new hot water tank, fresh paint throughout, and updated doors, baseboards, and casings, this property offers a move-in-ready experience. Step inside to discover a spacious and inviting layout. The main level boasts a stylish kitchen featuring tile flooring, stainless steel appliances, modern cabinets, a convenient pantry, and a cozy eating area. Adjacent to the kitchen, the dining and living rooms provide a warm and open space, complete with breathtaking west-facing mountain views and access to a fantastic deck—perfect for BBQs and outdoor entertaining. The upper level hosts three well-sized bedrooms and a main bathroom. The primary bedroom includes an ensuite with potential for a more private redesign to suit your style. On the lower level, you'll find the illegal suite - the fourth and fifth bedrooms, a dedicated laundry area, the generous rec room with a charming wood-burning fireplace, the four-piece bathroom, and plenty of room for relaxation or entertainment. Location, Value, Opportunity! Nestled in a prime location, this home is priced to sell and won't last long. Don't miss your chance to make it yours—schedule your showing today!

Inclusions:

Property Listed By:

N/A

Fair Commissions Realty & Property Management

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









