



THE
A-TEAM

**RE/MAX
FIRST**

3 HAWKWOOD Drive, Calgary T3G 1Z2

MLS®#: **A2188296**

Area: **Hawkwood**

Listing Date: **01/15/25**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**
Lot Information
Lot Sz Ar: **5,669 sqft**
Lot Shape: **16.99x31.00**

Finished Floor Area
Abv Sqft: **1,321**
Low Sqft:
Ttl Sqft: **1,321**

DOM

7
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Corner Lot,Rectangular Lot,Treed**
Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

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

Construction: **Wood Siding**
Flooring: **Laminate,Tile**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Storage,Vinyl Windows**
Utilities: **Cable at Lot Line**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	12`1" x 10`2"
Living Room	Main	13`10" x 13`9"
Bedroom	Main	10`4" x 8`10"
Bedroom - Primary	Second	13`3" x 10`9"
Bedroom	Lower	8`4" x 8`0"
Family Room	Basement	12`9" x 22`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`6" x 8`11"
Breakfast Nook	Main	7`8" x 7`6"
Bedroom	Main	7`10" x 10`1"
Bedroom	Lower	8`9" x 9`2"
Family Room	Second	13`6" x 12`4"
Game Room	Lower	12`6" x 13`6"

Laundry
4pc Bathroom
2pc Bathroom
Balcony

Basement
Main
Basement
Second

5`0" x 8`3"
7`9" x 5`1"
8`1" x 5`0"
7`4" x 11`10"

Furnace/Utility Room
4pc Ensuite bath
Storage

Basement
Second
Basement

8`5" x 12`6"
5`0" x 9`9"
12`4" x 13`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010239

Zoning:
R-C1

Remarks

Pub Rmks:

Good sized Corner lot, clean and functional 4 level split Single House.. 4 level totally developed. Main Floor Living Room with new blinds., Formal Dining Room, 2 Bedrooms , 1 full bath, Kitchen with Breakfast area, Upper level has Master Bedroom and a Family room with wood burning fireplace. Third Level has recreation/game room with track lights and 2 other bedrooms. Basement has a huge family room plus developed storage room, Washer and Dry area , Furnace and Water Tank area , Half Bath and walk out to front drive Single Garage. This property has laminated & Tile flooring thru out, next to new windows and blinds. Closed to all amenities (walking distance to Crowfoot shopping Centre, Bus Services, City Public Library, Crowfoot YMCA, Schools and Parks). Excellent opportunities for home owners or for rental investments. Property is vacant . Possession day required 10 days after executor obtained Grant of Alberta Probate. Property shows well.

Inclusions:
Property Listed By:

None
Grand Realty

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









