

\$589,000 - 332 Hawthorn Drive Nw, Calgary

MLS® #A2090079

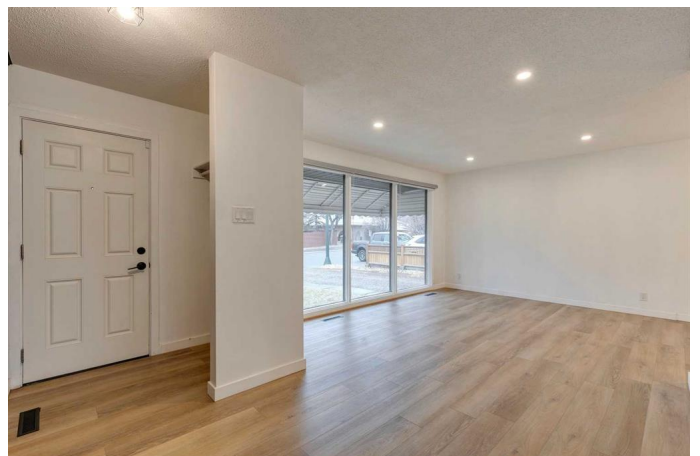
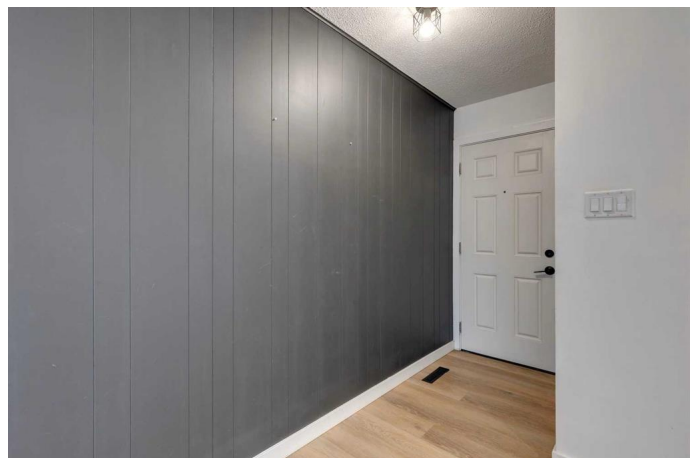
\$589,000

5 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.15 Acres

Thornccliffe, Calgary, Alberta

Welcome to 332 Hawthorn Drive NW - a rare and sought after offering in Calgary's inner North West. Boasting TWO self contained units (illegal basement suite) with separate entrances, two bedrooms, one full bathroom, modern finishings and over 950 square feet each, this property is turn-key and ready for immediate occupancy. Live up/rent down, live down/rent up or rent both floors and partake in passive income and the incredible benefits that real estate investment affords. Calgary is experiencing record growth in multiple facets and this property is uniquely and ideally suited to reap positive returns. What's better yet? There's still an abundance of untapped potential here, with a massive 6,490 sq. ft lot and rear lane access, there's space for a double, triple or even QUAD garage out back (removing the current single to accommodate), and the potential for further improvements with the City of Calgary's future zoning updates. Updated just two years ago, this property already boasts upgrades ranging from interior finishes to kitchens and bathrooms, egress windows and even mechanical equipment. This one won't last - book your showing now!



Built in 1955

Essential Information

MLS® # A2090079

Price \$589,000

Sold Price	\$582,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	984
Acres	0.15
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	332 Hawthorn Drive Nw
Subdivision	Thorncliffe
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K3M8

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 5th, 2023
Days on Market	10
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	PROPERLY HOMES INC.
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