

\$670,000 - 40 Hawkwood Road Nw, Calgary

MLS® #A2176968

\$670,000

4 Bedroom, 3.00 Bathroom, 1,113 sqft

Residential on 0.12 Acres

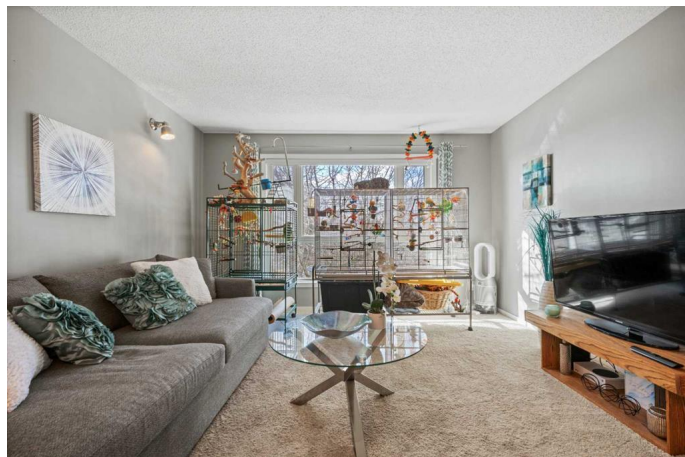
Hawkwood, Calgary, Alberta

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), ***Hawkside 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!

Built in 1981

Essential Information

MLS® #	A2176968
Price	\$670,000
Sold Price	\$672,300
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,113
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	40 Hawkwood Road Nw
Subdivision	Hawkwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 1X7

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Range, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Finished, Suite

Exterior

Exterior Features Storage, Garden
Lot Description Back Lane
Roof Asphalt Shingle
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2024
Date Sold November 26th, 2024
Days on Market 22
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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