

24 Hawkwood Crescent NW
Calgary, Alberta

MLS # A2211246



\$599,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot, View		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

First time offered in over 40years is this custom-built two storey in the popular Northwest Calgary community of Hawkwood. This spacious 3 bedroom + den home offers a cozy & inviting floorplan, bright kitchen with loads of cabinet space, unspoiled lower level & updates within the last 15 years include roof, hot water tank & furnaces. Drenched in natural light is the Southwest-facing living room, which leads into the separate formal dining room making entertaining a breeze. The kitchen is a wonderful size & has white Kenmore appliances & dining nook with bay window. Family room with wood-burning fireplace & wet bar, & access into the fully fenced backyard. Total of 3 bedrooms & 2 full bathrooms on the 2nd floor highlighted by the primary bedroom with 2 closets & ensuite with shower; & one of the bedrooms has views of the mountains. Main floor home office & laundry. Terrific potential for future development in the unfinished lower level, with a cold room & access into the oversized 2 car garage. Backyard has a large patio & stone gardens, & gate to the back alley. Walking distance to park, Nose Hill Library & Robert Thirsk Senior High School. And only minutes from your front door is Crowfoot Centre with its wide range of retail, services & restaurants, theatre, YMCA & LRT.