

\$734,900 - 47 Hawkstone Drive Nw, Calgary

MLS® #A2263420

\$734,900

5 Bedroom, 3.00 Bathroom, 1,365 sqft

Single Family on 0.13 Acres

Hawkwood, Calgary, Alberta

PRIME LOCATION, Ultimate CONVENIENCE, UPDATED, Income Generating Home; a blend of all you are looking for. This is a renovated 5-Bedroom Home with Legal Basement Suite which has its own laundry & heating - a rare opportunity for homeowners or savvy investors looking for built-in income potential. Welcome to this beautifully renovated 5-bedroom, 3-bathroom home in the desirable community of Hawkwood! Renovated from top to bottom, this home feels brand new – featuring fresh paint throughout, premium quartz countertops, refaced cabinets, and luxury vinyl plank flooring with no carpet anywhere. The main floor features two inviting living rooms, there’s plenty of space for relaxing, entertaining, or creating a cozy family zone. The kitchen offers refaced cabinetry, stainless steel appliances, and modern design touches throughout. This level has master bedroom along with a 4-pc ensuite. Additional two bedrooms, a full bathroom and easy access laundry completes this floor. The hot water tank and a high-efficiency furnace were added in 2022, giving you peace of mind for years to come. Upgrades also include all poly-b plumbing replaced. The legal basement suite has a separate entrance from the back. It has a huge recreation room along with a sturdy kitchen. LVP flooring throughout the basement. There are two bedrooms with huge windows in the basement as well along with a full bathroom. Separate laundry in the basement makes life easier for the



tenants.Outside, youâ€™ll find a partial new fence and a handy shed included for extra storage. Imagine hosting summer barbecues and outdoor gatherings in this backyard under the warm sun or starry night sky. Check out the 3D VIRTUAL OPEN HOUSE TOUR. The location is unbeatable â€” near a beautiful park, highest rated primary school, and steps away from the bus stop which gives quick accessibility to Winston Churchill High School, the University of Calgary, and the LRT station.Hawkwood is located in the northwest quadrant of the city . The development of the community began in 1981. It is bounded to the north by Country Hills Boulevard, to the east by Sarcee Trail, to the south by John Laurie Boulevard, and to the west by Nose Hill Drive. It also has easy access to the Stoney Trail. Numerous green spaces in the community offer recreation opportunities. Donâ€™t miss out on this rare Hawkwood gem! Call your favourite Realtor to book a showing today! (id:6289)

Built in 1988

Essential Information

Listing #	A2263420
Price	\$734,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,365
Acres	0.13
Year Built	1988
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	47 Hawkstone Drive Nw
Subdivision	Hawkwood

City	Calgary
Province	Alberta
Postal Code	T3G2X3

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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