



## 40 Hawkwood Road Calgary Alberta

\$670,000

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 Sch...

4pc Bathroom 8.60 M x 7.40 M

Bedroom 12.20 M x 8.70 M

Bedroom 12.20 M x 8.90 M

Kitchen 12.60 M x 8.80 M

Recreational, Games room 12.60 M x 16.60 M

Furnace 7.10 M x 12.90 M

3pc Bathroom 5.50 M x 7.40 M

4pc Bathroom 5.80 M x 7.40 M

Bedroom 15.10 M x 9.10 M

Kitchen 17.40 M x 13.60 M

Living room 12.10 M x 15.10 M

Primary Bedroom 12.90 M x 13.20 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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