



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.

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