



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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