



GRASSROOTS
REALTY GROUP

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396 Hawkstone Drive NW
Calgary, Alberta

MLS # A2333537



\$549,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,297 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions:	N/A
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Handyman special offering excellent value in the desirable northwest community of Hawkwood. This detached home is located within walking distance of schools and parks, with convenient access to the Crowfoot LRT station, YMCA, University of Calgary and Stoney Trail. The home features a double attached garage, a spacious backyard and two unfinished levels ready for future development. The main floor offers an open layout with vaulted ceilings in the living and formal dining areas, along with a well-sized kitchen featuring a walk-in pantry, breakfast nook and access to a large rear deck. This property requires updating and some TLC, but offers plenty of potential for buyers looking to renovate and make it their own. The home and all included appliances are being sold in as-is condition, and the asking price reflects the current condition.