



GRASSROOTS
REALTY GROUP

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506 Hawkstone Manor NW
Calgary, Alberta

MLS # A2339870



\$400,000

Division:	Hawkwood		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,276 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Close to Clubhouse, Interior Lot, Lawn, Low Maintenance Landscape, No Backyard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Townhouse living might not have been the dream, but this one might make you reconsider. Four bedrooms, a developed basement, an attached garage and a little outdoor space of your own mean giving up a whole lot less than you might expect at this price point. The main floor makes good use of what it has. The kitchen keeps things bright with white cabinetry, granite counters and stainless steel appliances, with open spaces on either side and a little freedom to decide what belongs where. The living room continues just beyond, with hardwood floors, a fireplace and a bay window that pulls daylight deeper into the space. Just off the kitchen, the back deck and patio give the main floor somewhere to spill out when the weather cooperates. Three of the four bedrooms are upstairs, including a primary with its own ensuite and a surprisingly generous walk-in closet. The fourth is downstairs in the developed basement, but perhaps just as valuable is the amount of storage tucked away with it. It isn't glamorous, but anyone who has lived without enough storage knows how quickly it moves up the wish list. Some of the finishes are more original in places, but this is far from a home you need to overhaul before you can enjoy it. Move in, live in it, and change things over time if and when you want to. The harder pieces to find at this price are already here. Hawkwood Manor itself also feels pleasantly open for a townhouse complex, with wide internal roads, well-kept grounds, visitor parking and a tennis court just steps away. Condo fees are a reasonable \$395/month, and Hawkwood puts you in an established NW community close to schools, parks, Crowfoot Crossing, the CTrain and the routes that make getting around the city easy. For someone trying to get into the market without giving up bedrooms, a garage or a good NW location to do it, this one deserves a closer look.

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