



GRASSROOTS
REALTY GROUP

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180 Hawkhill Way NW
Calgary, Alberta

MLS # A2349222



\$585,000

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,713 sq.ft.	Age:	1986 (40 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Square Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

HANDYMAN SPECIAL / RENOVATOR ALERT! Great opportunity to bring your ideas and build some sweat equity in this 2-storey home with a sunny BACKYARD. Offering a functional floor plan with bay windows in the dining room and breakfast nook, a main-floor family room with fireplace, and a bright kitchen and nook area with access to a large deck. This home needs updating and TLC but offers plenty of potential for the handyman, renovator, investor, or buyer looking to create a home of their own. Some bathrooms nicely updated and some mechanical looks to be newer, Great location close to parks and playgrounds. Bring your tools, your vision, and make it yours!