

19 Hawkwood Drive NW Calgary, Alberta

MLS # A2341581



\$639,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Wet Bar		

Inclusions: N/A

Welcome to this beautifully renovated bi-level in desirable Crowfoot, offering 4 bedrooms, 3 full bathrooms and 1,800+ sq. ft. of developed living space. The bright main living area features three large windows, filling the home with natural light and offering an open outlook toward the nearby church. The entire main level and both staircases feature brand-new premium thick PVC flooring, new baseboards, updated lighting and fresh designer paint. The updated kitchen boasts a brand-new countertop, sink, faucet and stainless-steel appliances, including stove, refrigerator and range hood. Both main-level bathrooms feature new designer tile, fixtures and large mirrors, with a brand-new ensuite shower stall and faucet. Two toilets are also brand new. The developed basement includes a bedroom with a stylish natural wood-tone feature wall, full bathroom with new vanity, sink and faucet, plus a practical wet bar. Additional highlights include copper plumbing throughout, a brand-new gas hot water tank, roof replaced in 2021, and replaced backyard fencing. The oversized front-drive double garage offers exceptional extra space for storage, a workshop or recreational equipment. Enjoy the large tiered deck and west-facing fenced backyard. Located within walking distance to Crowfoot Library and Crowfoot Mall, with shopping, restaurants, services, recreation, transit and well-regarded public and French-language schools nearby. Extensively upgraded, exceptionally bright and ideally located — simply move in and enjoy!