



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

14 Hawthorne Crescent NW
Calgary, Alberta

MLS # A2218443



\$1,325,000

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Front Drive, On Street, Oversized, Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Many Trees, No Neighbours Bel		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Furniture Negotiable With Sale

A rare offering in Briar Hill, this property seamlessly combines location, lifestyle, and long-term potential. Situated on an expansive 0.26-acre (11,442 sq. ft.) pie-shaped lot along the highly sought after cul-de-sac of Hawthorne Crescent, this home is set among some of the largest lots in the neighbourhood. The well-maintained 1950s bungalow showcases enduring charm with original hardwood floors, a timeless Youngstown kitchen, and a fully finished basement. With three bedrooms on the main level and potential to add an additional bedroom and bathroom downstairs, the home offers flexibility for a young couple, growing family, or those interested in the potential of redevelopment. The backyard is a private, terraced retreat—crafted with natural Bow River rock and a sloped upper area—ideal for entertaining or quiet enjoyment. Sweeping city and river valley views are visible from both the front porch and the yard. Hawthorne Crescent features a central park, while Briar Hill Elementary School is less than a two-minute walk away. Everyday conveniences are close at hand with nearby shopping, universities, Foothills Medical Centre, an off-leash dog park, and a quick 10-minute commute to downtown. Whether you’re searching for a character home to personalize or the ideal setting to build your inner-city dream home, this is a truly exceptional opportunity in one of Calgary’s most desirable communities.