



**GRASSROOTS**  
REALTY GROUP

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**12 Hawkland Crescent NW**  
**Calgary, Alberta**

**MLS # A2275567**



**\$545,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

<b>Inclusions:</b>	N/A
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Opportunities Await in the Desirable Northwest Community of Hawkwood. Welcome to this charming 1,200 sq. ft. bungalow with a front double-attached garage, perfectly situated in one of Calgary's most sought-after neighbourhoods. Whether you're a first-time home buyer, downsizer, or savvy investor, this home offers incredible potential with solid bones and a functional floor plan ready for your personal touch. The main level features two oversized bedrooms, including a spacious primary suite complete with its own 4-piece ensuite bathroom. The open-concept layout provides a great foundation for modern updates, allowing you to create a space that truly reflects your style and needs. The undeveloped basement offers endless opportunities—design a recreation area, home office, additional bedrooms, or a private suite to suit your lifestyle. Outside, the large backyard offers abundant green space, perfect for creating your own private outdoor oasis, complete with gardens, a patio, or play area. Located in family-friendly Hawkwood, you'll enjoy proximity to schools, parks, shopping, and transit, making this property an exceptional opportunity to invest in a fantastic community.