

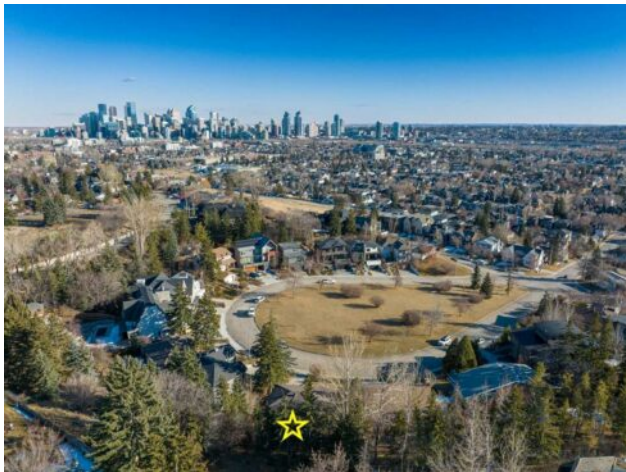


GRASSROOTS
REALTY GROUP

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13 HAWTHORNE Crescent NW
Calgary, Alberta

MLS # A2198397



\$1,549,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Garage Faces Front, Oversized, Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Brush, City Lot, Front Yard, Irregular Lot, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Carpet, Hardwood, Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Bookcases, Built-in Features, Chandelier, Soaking Tub, Storage		

Inclusions: Accept property 'AS IS' and Schedule 'A' attached, Liability Waiver attached due to backyard on a hill, please sign for showings, thank you. Piano included.

WELCOME to this QUAIN BUNGALOW on a SPACIOUS .28 lot (11,991 Sq Ft) located on a QUIET Crescent in the Highly Desirable Community of Hounsfield/Briar Hill with AMAZING CITY VIEWS. This HOME offers 1675.48 Sq Ft of Developed space brimming with Potential while you live there, whether you build. The EXPANSIVE Backyard offers ample space for outdoor activities, gardening, or future landscaping projects. Perfect for those who love to entertain or enjoy a PRIVATE RETREAT. Sit out on the Patio as you enjoy your morning coffee, making it a wonderful start to your day. This LOCATION is IDEAL as you go up the steps of the front porch and look out at the view of the LARGE PARK in front. It is PRIVATE and CALMING, which is needed in the City. Inside, you'll find a Welcoming Foyer leading to the Living room on the left and a Dining room on the right, both great for hosting FAMILY and FRIENDS. Adjacent to the living room is the Music/Dining room, a perfect area for making MEMORIES. The Breakfast Nook offers a COZY spot for a table and chairs for conversations, casual dining, or a pantry. The Kitchen is equipped with Wooden Cabinetry and Stainless Steel Appliances, with a window overlooking the backyard, bringing in NATURAL LIGHT and a PEACEFUL VIEW. The main floor also features a 4 pc bathroom and a large Primary bedroom that faces the Private Backyard, providing a SERENE RETREAT. A 2nd good-sized bedroom completes the main level, offering plenty of space for Family or Guests. The Full Basement is a standout feature, with under-stair storage, a 3 pc Bathroom, a Laundry/Mud Room, and a Utility room that leads out to the garage. The Flexible space in the basement includes a wet bar (potentially made into a kitchen) and a recreation room, perfect for movie or game nights. There is also room for a potential 3rd Bedroom. There is

Hardwood under the carpet on the main level, and there is also Marble Tile. This listing has 20 virtual staging photos. The frontage is 49.93 ft, and the depth is 177.03 ft, making this a huge lot. An Elementary School is within a block of this property. This location is in an AFFLUENT Neighborhood surrounded by multi-million-dollar residences. This property is one of the remaining original family homes, and if a Buyer wishes to build their DREAM HOME, the property is one of the LARGEST LOTS in the Briar Hill Community. QUICK access to the LRT, Kensington, SAIT, Jubilee Auditorium, U of C, Alberta Children's Hospital, McMahon Stadium, and the Foothills Medical Care Centre. Close to amenities such as local stores, eateries, parks, playgrounds, and North Hill Centre. An easy commute to downtown within 10 minutes. Book a showing TODAY!!