

Listed By: **Tao Guo**  
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**Calgary/Hawkwood**

**136 HAWKWOOD DR NW**

**\$469,000**

Detached

**Style:** 2 Storey  
**Bedrooms:** Above: 3 / Ttl: 5  
**Bathrooms:** Full: 3 / Half: 1  
**Rooms Above:** 9  
**Floor Area:** 158 SqM / 1,700 SF  
**Year Built:** 1987  
**Taxes:** \$2,850 / 2017  
**Possession:** 30 Days NEG



Newly Renovated, Functional & Affordable 2 Storey Family Home w/ 2500+ sqft Living Space w/ 3+2 Bdrms & 3.5 Baths. NEW FLOORING Throughout MAIN FLOOR & Family room & UPSTAIRS, NEW TILES, NEW KITCHEN, NEW GRANITE COUNTERTOPS, NEW SINKS & FAUCETS, NEW BATHROOMS, VANITIES, SHOWER ROOM, NEW TOILETS, New Fireplace Wall w/ Marble Base, NEW DOORS, FRESH PAINT, NEW ROOF (2015). Main Floor Features Spacious Living Room, Family Room, Dining Area, Kitchen & Nook. Upper Level boasts 3 Good Sized bdrms & 2 Full Baths. Master Suite Features Walk-in Closet, 4pc Ensuite, & Balcony w/ Mountain View. FULLY DEVELOPED BASEMENT Features FULL KITCHEN, Rec Room, 2 Bdrms, Full Bath, Huge Storage Room. Fully Fenced Yard Gives Privacy w/ Greens, Large Decks w/ Fresh Paint. GREAT Location w/ Public Transit & C-Train. Walking Distance to Hawkwood Elementary School & Robert Thurst High School. Close to YMCA, Library, Crowfoot Shopping, Superstore, Costco. Easy Access to Main Roads. 10/10.

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments,

**Features:** Balcony, Deck

**Parking:** Enclosed: 2 Total: 2 Double Garage Attached

**Amenities:**

