

Listed By: **Tao Guo**
SKYROCK REALTY & MANAGEMENT LTD.
(403) 828-6689
terryguo31@gmail.com

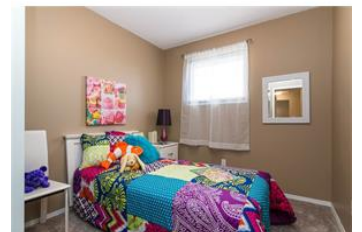
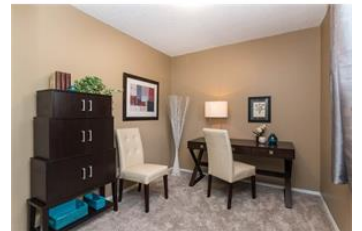
Calgary/Hawkwood

40 HAWKVILLE PL NW

\$385,000

Detached

Style: 5 Lvl Split
Bedrooms: Above: 3 / Ttl: 3
Bathrooms: Full: 2 / Half: 1
Rooms Above: 7
Floor Area: 135 SqM / 1,450 SF
Year Built: 1982
Taxes: \$2,481 / 2016
Possession: 30 Days NEG



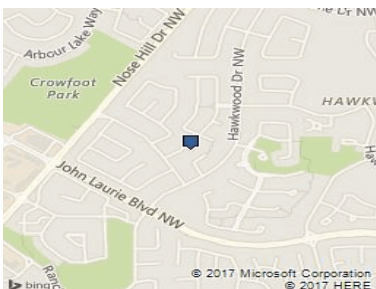
HUGE price decrease FAMILY HOME with total of >\$40K upgrades. Almost LOWEST Price in Hawkwood! Recently updated beautiful WALKOUT with excellent location nestled in a quiet cul-de-sac with convenient public transit. Featuring 2 & ½ bath, 3 good sized bdrms UP. Master bdrm includes a large walk-in closet w/4-pc ensuite. HIGH EFFICIENCY FURNACE 2011, HARDWOOD FLOORING 2012, NEW DECK 2014, NEW EXTERIOR PAINT 2016, NEW TOILETS & SINKS 2017, NEW FENCE 2017, NEW CARPET AND INTERIOR PAINT 2017. RENOVATED main floors come with Living room, Dining Room, Family Room and a cozy corner w/ wood Fireplace. Dining Room and Eating Nook open to south-EAST facing deck with NATURAL lighting. Fully developed WALKOUT (with separate entrance) basement features a recreation/office/bedroom area, plus a shower stall. Walking distance to YMCA, library, schools, Crowfoot Shopping Centre. Close to transit, LRT station, Superstore, Beacon Hill Shopping

Goods Included: Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Refrigerator, Washer

Features: Deck

Parking: Enclosed: 1 Total: 2 Single Garage Detached

Amenities:



INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED