

**44 Hawkside Park NW  
Calgary, Alberta****MLS # A2257658****\$500,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Storage, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 542
<b>LLD:</b>	-
<b>Zoning:</b>	DC (pre 1P2007)
<b>Utilities:</b>	-

**Inclusions:** n/a

OPEN HOUSE SATURDAY, SEPT 20 AND SUNDAY, SEPT 21 FROM 2-4 PM\*\*\*\*Location is everything, and this home offers it all. Conveniently close to grocery stores, public transportation, parks, and with easy access to Crowchild Trail and John Laurie Boulevard, it is only a five-minute drive to the C-Train station. This large bungalow-style villa is immaculate, beautifully maintained, and truly a must to see. Large ceramic tiled foyer with plenty of room for your guests to enter. The kitchen features original oak cabinets that are in mint condition, offering an abundance of cabinet and counter space. An L-shaped island provides additional workspace, and there is a spacious area for a kitchen table. The formal dining room, connected to the living room, can also serve as a flex space for an office or sitting area. The living room is bright and inviting with floor-to-ceiling windows, a gas fireplace, and sliding doors that open to a south-facing deck. The windows have all been recently replaced. The main level includes two generous bedrooms, with the master bedroom offering a large walk-in closet and a three-piece ensuite. A second four-piece bathroom and laundry room complete this level. The fully developed basement adds even more living space with a huge recreation room, an additional bedroom, and another four-piece bathroom. There is also a large unfinished area that provides excellent storage. Additional features include an energy-efficient furnace, a newer hot water tank, a central vacuum system with attachments, and peace of mind knowing that the poly B plumbing has already been replaced. This well-cared-for home is move-in ready and waiting for its new owner.