

8 Hawkwood Way NW  
Calgary, Alberta

MLS # A2164787



**\$699,000**

<b>Division:</b>	Hawkwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** hot tub(as is), all appliances in the basement

Great starter single house in the desirable community of Hawkwood. Located on a quiet and convenient street, it has a sunny south backyard with a back lane and a walkout basement. Spacious living room. Total 5 bedrooms and main floor office with 4 full bathrooms. Newer kitchen with heated floor. Most windows are upgraded to vinyl. The basement needs more renovation to be a legal suite(Development permit available). Close to the library, YMCA, schools, shopping and public transit. Priced to sell and don't miss out.