

12 Hawkland Crescent NW

Calgary, Alberta

MLS # A2275567



\$545,000

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	N/A		

Opportunities Await in the Desirable Northwest Community of Hawkwood. Welcome to this charming 1,200 sq. ft. bungalow with a front double-attached garage, perfectly situated in one of Calgary’s most sought-after neighbourhoods. Whether you’re a first-time home buyer, downsizer, or savvy investor, this home offers incredible potential with solid bones and a functional floor plan ready for your personal touch. The main level features two oversized bedrooms, including a spacious primary suite complete with its own 4-piece ensuite bathroom. The open-concept layout provides a great foundation for modern updates, allowing you to create a space that truly reflects your style and needs. The undeveloped basement offers endless opportunities—design a recreation area, home office, additional bedrooms, or a private suite to suit your lifestyle. Outside, the large backyard offers abundant green space, perfect for creating your own private outdoor oasis, complete with gardens, a patio, or play area. Located in family-friendly Hawkwood, you’ll enjoy proximity to schools, parks, shopping, and transit, making this property an exceptional opportunity to invest in a fantastic community.