

**13 HAWTHORNE Crescent NW  
Calgary, Alberta**

**MLS # A2198397**



**\$1,549,900**

<b>Division:</b>	Hounsfield Heights/Briar Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Faces Front, Oversized, Single Garage Attached		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Brush, City Lot, Front Yard, Irregular Lot, Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Drinking Water, Public
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	Bookcases, Built-in Features, Chandelier, Soaking Tub, Storage		

**Inclusions:** Accept property 'AS IS' and Schedule 'A' attached, Liability Waiver attached due to backyard on a hill, please sign for showings, thank you. Piano included.

Welcome to this CHARMING Bungalow nestled on a SPACIOUS 0.28-acre lot (11,991 Sq Ft) in the highly SOUGHT-AFTER community of Hounsfield Heights/Briar Hill! Set on a QUIET Crescent and backing onto EXPANSIVE CITY VIEWS, this property offers a RARE combination of PEACEFUL SURROUNDINGS with an UNBEATABLE LOCATION! From the moment you step onto the Front Porch, you're GREETED by the TRANQUILITY of the LARGE park just across the street, CREATING a CALM and PRIVATE setting that's a TRUE RETREAT from city life. With 1,675 S Ft of Developed living space, this home presents a world of POTENTIAL, whether you choose to enjoy it as is or BUILD your DREAM HOME! Inside, the main level features a WARM Foyer leading into a BRIGHT Living room on one side and a Formal Dining room on the other. It's perfect for ENTERTAINING Family and Friends. A COZY Music or 2nd Dining area sits adjacent to the Living room, ideal for CREATING lasting MEMORIES or ENJOYING a quiet moment. The Breakfast Nook offers a perfect spot for casual meals or morning coffee. The Kitchen is Functional and full of CHARACTER, with Wooden Cabinetry, SS Appliances, and a LOVELY VIEW of the yard that brings in NATURAL LIGHT. There is also a 4 pc Bath, a LARGE Primary Bedroom that faces the PRIVATE Backyard, and a 2nd GOOD-SIZED Bedroom—each offering COMFORT and REST for family or GUESTS. Under the carpet, original HARWOOD flooring awaits, paired with MARBLE Tile in other areas. A Full Basement provides a GENEROUS Recreation room includes a Wet bar (with potential to convert to a kitchenette), a 3 pc Bathroom, Laundry, Mudroom, under-stair STORAGE, and a Utility room with WALK-OUT access to the ATTACHED Garage. There's also space for a potential

3rd Bedroom, making the basement ideal for Guests, Extended Family, or FUTURE RENTAL DEVELOPMENT. The MASSIVE Backyard offers ENDLESS POSSIBILITIES for Gardening, Entertaining, or FUTURE Landscaping Projects, especially when graded as other neighbors have. Whether you envision summer BBQs, play spaces, or a private garden oasis, this HUGE LOT has room for it all. Situated in an AFFLUENT neighborhood surrounded by MULTI-MILLION-DOLLAR HOMES, this is one of the last remaining original family properties in Briar Hill. The frontage is an impressive 49.93 Ft with a depth of 177.03 Ft, making it one of the LARGEST LOTS in the COMMUNITY—a PRIME OPPORTUNITY for REDEVELOPMENT. The home is just one block from an Elementary School. It offers quick access to the LRT, Kensington, SAIT, Jubilee Auditorium, University of Calgary, Alberta Children's Hospital, McMahon Stadium, Foothills Medical Centre, North Hill Centre. It has NUMEROUS Shops, Eateries, Parks, and Playgrounds are nearby. Downtown is less than 10 minutes away, so this location truly can't be beat. This listing has 20 virtual staging photos for envisioning the potential. Whether you're looking to RENOVATE or BUILD, this property is a RARE GEM. Don't miss the chance to make it yours-BOOK your showing TODAY!