\$1,549,900 - 13 Hawthorne Crescent Nw, Calgary

MLS® #A2198397

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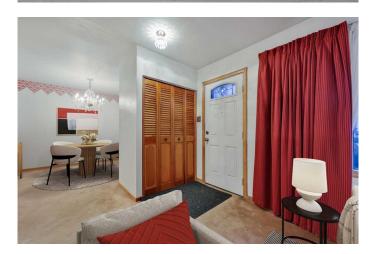
3 Bedroom, 2.00 Bathroom, 1,040 sqft Residential on 0.28 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

Welcome to this Quaint Bungalow on a SPACIOUS .28 lot (11,991 Sq Ft) located on a QUIET Crescent in the Highly Desirable Community of Hounsfield/Briar Hill with AMAZING CITY VIEWS. This HOME offers 1675.48 Sq Ft of Developed space brimming with Potential. The EXPANSIVE Backyard offers ample space for outdoor activities, gardening, or future landscaping projects. Perfect for those who love to entertain or enjoy a Private Retreat. Sit out on the Patio as you enjoy your morning coffee, making it a wonderful start to your day. This location is Ideal as you go up the steps of the front porch and look out at the view of the large Park in front. It is Private and Calming, which is needed in the City. Inside, you'll find a Welcoming Foyer leading to the Living room on the left and a Dining room on the right, both great for hosting Family and Friends. Adjacent to the living room is the Music room, a perfect area for making Memories. The Breakfast Nook offers a Cozy spot for a table and chairs for conversations, casual dining, or a pantry. The Kitchen is equipped with Wooden Cabinetry and Stainless Steel Appliances, with a window overlooking the backyard, bringing in Natural light and a Peaceful view. The main floor also features a 4-piece bathroom and a large Primary bedroom that faces the Private Backyard, providing a Serene Retreat. A second good-sized bedroom completes the main level, offering plenty of space for Family or Guests. The Full Basement is a standout







feature, with under-stair storage, a 3-piece Bathroom, a Laundry/Mud Room, and a Utility room that leads out to the garage. The Flexible space in the basement includes a wet bar (potentially made into a kitchen) and a recreation room, perfect for movie or game nights. There is also room for a potential third Bedroom. There is Hardwood under the carpet on the main level, and there is also Marble Tile. This listing has 20 virtual staging photos. An Elementary School is within a block of this property. This location is in an affluent neighborhood surrounded by multi-million dollar residences. This property is one of the remaining original family homes, and if a Buyer wishes to build their dream home, the property is one of the largest lots in the Briar Hill Community. Quick access to the LRT, Kensington, SAIT, Jubilee Auditorium, U of C, Alberta Children's Hospital, McMahon Stadium, and the Foothills Medical Care Centre. Close to amenities such as local stores, eateries, parks, playgrounds, and North Hill Centre. An easy commute to downtown within 10 minutes. Book a showing TODAY!!!

Built in 1957

Essential Information

MLS® # A2198397 Price \$1,549,900

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 1,040

Acres 0.28

Year Built 1957

Type Residential

Sub-Type Detached

Style Bungalow
Status Active

Community Information

Address 13 Hawthorne Crescent Nw Subdivision Hounsfield Heights/Briar Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2N 3V4

Amenities

Utilities Electricity Connected, Garbage Collection, Natural Gas Connected,

Phone Connected, Sewer Connected, Water Connected

Parking Spaces 3

Parking Driveway, Garage Faces Front, Oversized, Single Garage Attached

of Garages 1

Interior

Interior Features Bookcases, Built-in Features, Soaking Tub, Storage, Chandelier Appliances Dryer, Electric Stove, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Rain Gutters, Storage

Lot Description Back Yard, Front Yard, Irregular Lot, Lawn, Many Trees, Private, Street

Lighting, Brush, City Lot

Roof Asphalt Shingle

Construction Concrete, Stucco, Aluminum Siding

Foundation Poured Concrete

Additional Information

Date Listed March 29th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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