

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

MLS® #A2198397

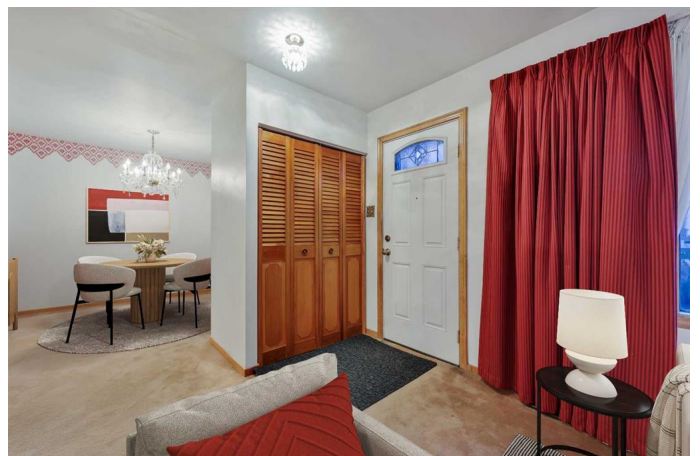
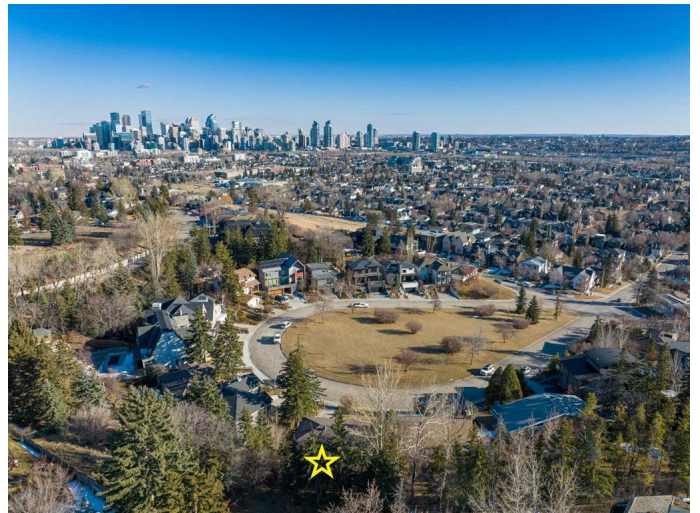
**\$1,549,900**

3 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.28 Acres

Hounsfield Heights/Briar Hill, Calgary, Alberta

WELCOME to this QUAIN T 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 while you live there, whether you build. 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/Dining 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 pc bathroom and a large Primary bedroom that faces the Private Backyard, providing a SERENE RETREAT. A 2nd 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 pc 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 3rd Bedroom. There is Hardwood under the carpet on the main level, and there is also Marble Tile. This listing has 20 virtual staging photos. The frontage is 49.93 ft, and the depth is 177.03 ft, making this a huge lot. 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, Oversized, Garage Faces Front, Single Garage Attached                                                     |
| # of Garages   | 1                                                                                                                   |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Built-in Features, Storage, Bookcases, Chandelier, Soaking Tub |
| 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, Lawn, Many Trees, Private, Brush, City Lot, Irregular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                   |
| Construction      | Concrete, Aluminum Siding, Stucco                                                                 |
| Foundation        | Poured Concrete                                                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 34               |
| Zoning         | R-CG             |

**Listing Details**

Listing Office                      RE/MAX House of Real Estate

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.