

\$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 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 thatâ€™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 Bedroomâ€™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!

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	Storage, Bookcases, Built-in Features, Chandelier, Soaking Tub
Appliances	Dryer, Refrigerator, Washer, Electric Stove, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Private Entrance, Rain Gutters, Storage
Lot Description	Back Yard, Brush, City Lot, Front Yard, Irregular Lot, Lawn, Many Trees,

	Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2025
Days on Market	118
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.