

\$589,900 - 744 Hunterplain Hill Nw, Calgary

MLS® #A2108921

\$589,900

3 Bedroom, 4.00 Bathroom, 1,319 sqft

Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

Discover a gem in the heart of Huntington hills with this meticulously maintained bungalow. A rare find, this second-owner home offers a unique opportunity for both families looking for a comfortable home and investors seeking a valuable addition to their portfolio.

Nestled on a quiet street, this easily suited property (pending City approval) boasts over 1200 sq ft of living space on the main floor, plus a fully developed basement with an additional 1120 sq ft. The home features three generously sized bedrooms and two bathrooms on the main level, ensuring ample space for family living.

The basement is a versatile space with a large living area and wet bar, perfect for entertaining or potentially converting into a separate living unit. The popular inner-city neighbourhood of Huntington Hills ensures this property is highly desirable, surrounded by all the amenities one could ask for. All levels of schools, public transportation, parks, shopping, recreational centres (including arenas and a swimming pool), and restaurants are just minutes away. Additionally, its proximity to Nose Hill Park, the University of Calgary, S.A.I.T, downtown and the future Calgary Transit Green Line station, places it in an enviable location that promises convenience and accessibility.

The property also boasts a detached, oversized single garage and west-facing backyard, perfect for enjoying sunny afternoons and evenings in privacy and comfort.



Don't miss the chance to own a piece of
Huntington hills, where convenience meets
community in a home that is ready to welcome
its next chapter.

Built in 1969

Essential Information

MLS® #	A2108921
Price	\$589,900
Sold Price	\$615,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,319
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	744 Hunterplain Hill Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4M1

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Sauna, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Freezer, Garage

	Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden
Lot Description	Back Lane, Back Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 6th, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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