

\$999,000 - 1010 Hunterhaven Road Nw, Calgary

MLS® #A2131067

\$999,000

7 Bedroom, 4.00 Bathroom, 2,005 sqft

Residential on 0.16 Acres

Huntington Hills, Calgary, Alberta

Investors Dream of This Outstanding Investment with a Solid Rental Income of \$6350 per month Plus Utilities. Both sides of a Bi-level style duplex on one title (But the application to split the Title is in Progress). Massive 64' wide R-C2 lot. Approx. 3466 sqft of total (both sides) living space offering 7 BEDROOMS 4 FULL BATHS IN TOTAL. SIDE 1010 IS MODERNIZED AND FULLY RENOVATED INTERIOR WITH A NEWLY BUILT AND legalized 2 BEDROOM SECONDARY LEGAL SUITE (Sticker Number 13034) WITH A SEPARATE GROUND-LEVEL ENTRANCE, SS APPLIANCES, SEPARATE FURNACE AND LAUNDRY. THE MAIN LEVEL is ALSO RENOVATED THROUGHOUT INCLUDING NEW KITCHEN with HIGH GLOSS WHITE CABINETRY, HIGH-END SS APPLIANCES, SEPARATE LAUNDRY WITH STACK UP FRONT LOAD WASHER/DRYER, UPGRADED BATHROOM, LVP FLOORING, QUARTZ COUNTERS, PLENTY OF CEILING POTLIGHTS, KNOCK DOWN CEILINGS SPACIOUS LIVING ROOM WITH ELECTRIC FIREPLACE / FORMAL DINING AREA boasts a patio door to the balcony, 2 SPACIOUS BEDROOMS.. SIDE 1012 IS FRESHLY PAINTED THROUGHOUT/NEWLY ADDED POT LIGHTS ON THE MAIN LEVEL, HAS A LARGE LIVING ROOM, FORMAL DINING ROOM with sliding doors to front balcony . 2 BEDROOMS UP AND 1 FULL BATH, DEVELOPED LOWER LEVEL WITH 3RD



BEDROOM, FULL BATH and REC ROOM, UNDER DRIVE FRONT ATTACHED SINGLE GARAGE, SPACIOUS FENCED PRIVATE BACKYARD. It is conveniently located close to schools, shopping, Transit and easy access to downtown commute. This property has loads of potential.

Built in 1969

Essential Information

MLS® #	A2131067
Price	\$999,000
Sold Price	\$985,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,005
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1010 Hunterhaven Road Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K4K6

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached

Interior

Interior Features	Quartz Counters, Separate Entrance, Storage
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Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting
Roof	Flat
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 25th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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