

\$670,000 - 7423 Hunterburn Hill Nw, Calgary

MLS® #A2138775

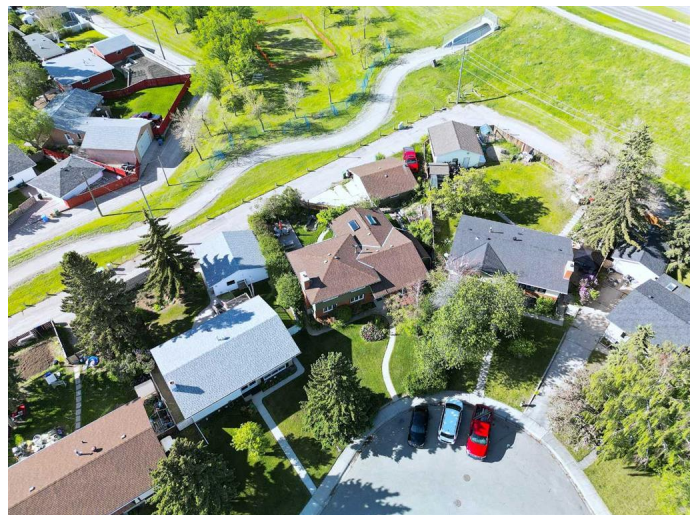
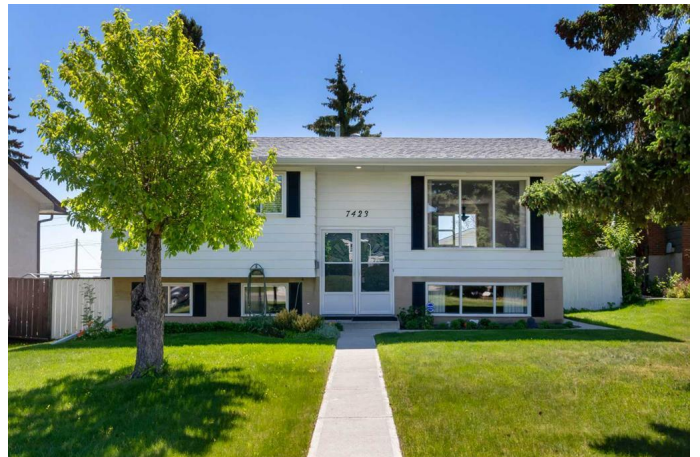
\$670,000

3 Bedroom, 2.00 Bathroom, 1,028 sqft

Residential on 0.15 Acres

Huntington Hills, Calgary, Alberta

Introducing a delightful home nestled in the heart of Huntington Hills. This bi-level is being offered on the MLS for the first time and is a must-see! Situated on a peaceful, tree-lined street, this pie lot residence features 3 bedrooms and 2 bathrooms, offering a bright and pristine move-in-ready space. Upon entering, you're greeted by a front foyer with double doors that lead up to a spacious living room, filled with natural light from a large picture window. Next to the living room, the dining area connects to the kitchen, which includes a handy peninsula, white appliances, and plenty of room for casual dining or extra storage. The main level also has three generous-sized bedrooms, each with ample closet space, and a 4-piece bathroom. Downstairs, the fully developed basement offers even more living space with a large family room featuring an electric fireplace with a brick surround. There's also a den that can be converted into a bedroom by adding an egress window., another 4-piece bathroom, and a laundry/utility area with plenty of storage space. Outside, you'll find a large backyard with an upper deck, a lower concrete patio, mature landscaping, and a beautiful garden. The oversized double detached garage provides plenty of parking and storage options. Other features are high-efficiency furnace. and newer triple-pane windows in the upstairs bedrooms and bathroom. This home is ideally located just steps from Nose Hill Park and various other parks and schools. With nearby



shopping on Centre Street and quick access to the core via 14 Street, this home offers convenience and a sense of community. It combines functionality, comfort, and a great location, making it a fantastic opportunity for anyone looking for a new place to call home. Check out the virtual tour in the links!

Built in 1971

Essential Information

MLS® #	A2138775
Price	\$670,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.15
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7423 Hunterburn Hill Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4S6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Laminate Counters, See Remarks, Storage
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Appliances	Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 12th, 2024
Days on Market	35
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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