

\$569,900 - 1107 Hunterston Hill Nw, Calgary

MLS® #A2172005

\$569,900

4 Bedroom, 2.00 Bathroom, 1,161 sqft

Residential on 0.14 Acres

Huntington Hills, Calgary, Alberta

Discover the Potential in Huntington Hills! This Fixer-Upper is your opportunity to create the home of your dreams nestled in one of Calgary's most sought-after locations! With OVER 1900 square feet of developed living space, this charming bungalow sits on a HUGE CORNER LOT and is ready for your personal touch. Inside you'll find 4 bedrooms and 2 bathrooms, including 3 bedrooms on the main level with a spacious primary, a large kitchen with a cozy eating area, separate dining room with patio doors leading to a private, East facing deck, a spacious living room perfect for gatherings, and developed basement with SEPARATE ENTRANCE – great for potential suite (subject to city requirements) or added space. This versatile basement offers plenty of room for privacy and entertainment with 1 bedroom plus den, 2pc bath, a family/flex room with a cozy stone-faced fireplace, and massive laundry/mechanical/storage room. Mostly original home but all big ticket items have been changed over the years: Triple Pane Windows, Roof Shingles, HE Furnace and Newer HWT, main floor bathroom. This home is a FLIPPERS DREAM or excellent INVESTMENT OPPORTUNITY with easy access to Nose Hill Park, bike paths, off-leash areas, schools, shopping, Deerfoot City, and just 20 minutes to downtown. You'll love the south facing backyard, double detached garage, and plenty of parking. Whether you're looking to renovate, flip, or invest,



this home holds incredible potential. Donâ€™t miss your chance to transform this gem in Huntington Hills!

Built in 1969

Essential Information

MLS® #	A2172005
Price	\$569,900
Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,161
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1107 Hunterston Hill Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 4P1

Amenities

Parking Spaces	6
Parking	Double Garage Detached

Interior

Interior Features	Separate Entrance, Laminate Counters, Storage
Appliances	Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s), Portable Dishwasher, Range Hood, Stove(s)
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 10th, 2024
Date Sold	November 14th, 2024
Days on Market	35
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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