

\$599,900 - 7736 Hunterburn Hill Nw, Calgary

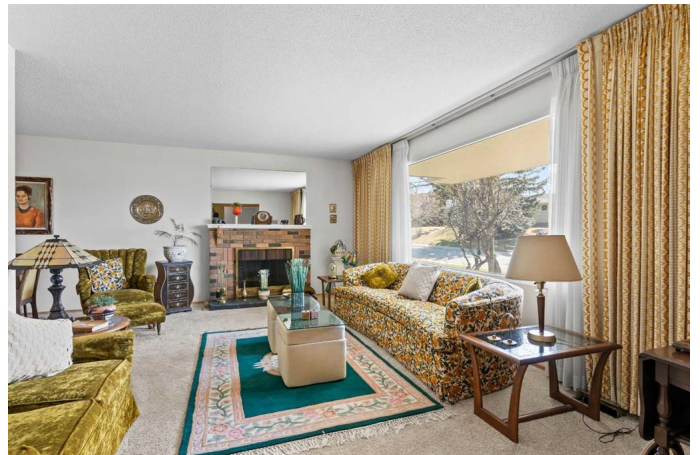
MLS® #A2212563

\$599,900

3 Bedroom, 2.00 Bathroom, 1,326 sqft
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

This lovingly cared for home is ideal for anyone looking for affordable living without sacrificing location. Ideally located in the family-friendly community of Huntington Hills within walking distance to Nose Hill Park, an off-leash dog park, the very active community centre with pickleball, ice skating, roller skating, curling and more, numerous schools and several transit options. Just a 15 minute drive to downtown too! This outstanding community has it all, perfectly balancing functionality with recreation and giving you the best of both worlds! Then come home to a quiet sanctuary. This charming bungalow has a great layout with a spacious design and abundant natural light. The living room invites relaxation in front of the brick-encased, wood-burning fireplace while an oversized picture window streams in west-facing sunshine throughout the day. Clear sightlines into the dining room are perfect for entertaining. The kitchen is huge with a plethora of cabinets, a window overlooking the backyard to keep an eye on the kids and a breakfast nook to casually gather. Retreat at the end of the day to the primary bedroom complete with its own private ensuite, no need to stumble down the hall in the middle of the night! Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. A separate entrance leads to the unfinished basement providing an incredible opportunity for a future suite (with city approval), privacy for multi-generational



living or simply adding more square footage for your family to enjoy. The 2-tiered backyard is phenomenal! The upper area is beautifully landscaped and extremely private while the lower area is grassy and flat, perfect for kids and pets to play. A double detached garage further adds to your comfort and convenience. Unsurpassably located within walking distance to everything! Groceries, shopping and great restaurants are all within a 5-10 minute drive away including a huge Superstore and numerous amenities at Beddington Towne Centre and Deerfoot City. Truly an unsurpassable location for this well cared for home ready for you to make your own! Updated Roof, Furnace and Windows!

Built in 1971

Essential Information

MLS® #	A2212563
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,326
Acres	0.13
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	7736 Hunterburn Hill Nw
Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2K 4S8
-------------	---------

Amenities

Parking Spaces	4
Parking	Double Garage Detached, On Street
# of Garages	2

Interior

Interior Features	Natural Woodwork, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.