



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**828 Hunterston Crescent NW  
Calgary, Alberta**

**MLS # A2215364**



**\$674,900**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,415 sq.ft.	<b>Age:</b>	1969 (56 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Rectan		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Shed, garage heater, basement refrigerator, radon mitigation system		

Extensively improved and thoughtfully reconfigured, this larger-than-average Huntington Hills bungalow offers exceptional space, stylish upgrades, and a bright, open-concept layout tailored to modern living. The fully renovated kitchen features raised-panel cabinetry, granite countertops, a large island, and a custom pantry with a barn door, highlighted by herringbone tile flooring. The open design flows seamlessly from the kitchen to the dining area, finished with newer laminate flooring, and into the inviting living room with a sunny bay window. Two spacious bedrooms are located on the main level, including a generous primary suite with a walk-in closet and 2-piece ensuite. A built-in office nook and a full bath round out the main floor, balancing functionality and comfort. The partially finished basement adds three more bedrooms - two with newer egress windows (installed in 2018 and 2021) and newer carpet in the bedrooms, a renovated half bath, a large rec room, a laundry area, and a substantial storage room with built-in shelving. The newer egress window wells are professionally tied into the sump system, and a radon mitigation system has been installed for added peace of mind. Additional updates include newer main floor windows (2011), shingles (2020), and an engineered beam and post for the open concept design. Outdoors, enjoy a large, beautifully landscaped yard with a composite deck, pergola, BBQ gas line, and a Roman circle stone patio - perfect for evening fires or summer entertaining. The oversized, heated, and insulated double garage features a newer garage door with a jackshaft opener for extra clearance, and a large back gate provides potential for RV parking. Situated close to schools, shopping, transit, Nose Hill Park, and community amenities, this move-in-ready home offers comfort, space, and value in one of NW Calgary's most

established neighbourhoods.