7827 Hunterquay Road NW
Calgary, Alberta

MLS # A2225893

$459,000

Division:	Huntington Hills
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size:	923 sq.ft.
Age:	1971 (54 yrs old)
Beds:	2
Baths:	2
Garage:	Single Garage Attached
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

This could be your new home! Clean, well-maintained and MOVE-IN READY, this 923 SQ FT ATTACHED BI-LEVEL offers an attractive and affordable place to call home. The side-entrance welcomes you into a bright, spacious layout with the kitchen in the heart of the home. Adjacent to the kitchen is the separate dining room with patio doors leading to the front balcony, a lovely place to barbeque or entertain guests. Back inside is the spacious living room and down the hall are two good-sized bedrooms and a full bathroom.   The lower level includes a large family room which can easily be converted into an additional bedroom, a 3-piece bathroom, and big windows for plenty of natural light. Storage and laundry facilities complete the lower level. The front, underdrive garage offers indoor parking plus extra storage or room for a workshop. The flat backyard is fairly private and features a deck, room for additional parking, plenty of space for gardening or for the kids and/or pets to run and play. This property backs directly onto a beautiful park in the community of Huntington Hills. The park pathway connects to Nose Hill Park for year-round outdoor enjoyment. A fantastic opportunity for a family, a single owner with room to rent a room, downsizing or an investor. Don’t miss out! Book your viewing today.