



GRASSROOTS
REALTY GROUP

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62 Hunterhorn Crescent NE
Calgary, Alberta

MLS # A2231331



\$449,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	802 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Lawn, Level		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Vinyl Windows		

Inclusions: Wall-mounted shelves and cabinets

Tremendous potential in this DETACHED bi-level home WITH GARAGE in desirable Huntington Hills! Upstairs, you'll find hardwood flooring, a bright living room, kitchen, dining area, 2 bedrooms, and a full bathroom. The dining area features sliding glass doors to the south-facing sunroom and access to the ample deck and grassy backyard with west exposure for great afternoon sun. Downstairs, you'll find a large family room, a 2nd full bathroom, 3rd bedroom (window may not meet current egress standards), and laundry. A new high-efficiency furnace was installed in 2018. A single detached garage with space for additional storage or parking off the alley rounds out this property. There is direct access to the Nose Creek pathway across the street, and it's just a few minutes walk to a shopping plaza with full grocery store, dollar store, several pubs/restaurants, and other convenient amenities. Plus, the community is just a few stops from downtown on the 301 BRT and offers easy access to Deerfoot Trail, the airport, Nose Hill Park and more. Check out the 3D tour and then bring your ideas and book your showing today!