



**GRASSROOTS**  
REALTY GROUP

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**631 Hunts Crescent NW**  
**Calgary, Alberta**

**MLS # A2231501**



**\$525,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cleared, Cul-De-Sac, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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>	Aluminum Siding , Brick, Mixed, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, No Animal Home, No Smoking Home		

**Inclusions:** N/A

First time on the market since 1967! This well-loved bungalow is brimming with potential & offering rock-solid fundamentals, a family-first location, and an ideal layout for customization. Tucked into a quiet cul-de-sac in an established neighbourhood, you'll find 3 bedrooms and 1.5 baths (including a handy cheater ensuite), in 1100 square feet on the main level with a partially finished basement waiting for your ideas. Key systems like the furnace, hot water tank, roof, windows and appliances (gas stove!) have been consistently updated, while the classic layout and original finishes provide a rare chance to renovate on your own terms. The lot is a standout & a mature tree in front and a sunny south facing backyard with a generous deck complete with BBQ gas line, room for RV parking, and a double detached garage. You're just steps from a local playground and park and walking distance to all levels of public and Catholic schools & ideal for families planning to stay a while. Also nearby are a library, skatepark, and all the shopping you could want! Whether you're a first-time buyer, investor, or someone ready to create a forever home from a clean slate, this is the kind of opportunity that rarely comes around.