



GRASSROOTS
REALTY GROUP

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

1, 7524 Hunterview Drive NW
Calgary, Alberta

MLS # A2233546



\$318,500

Division:	Huntington Hills		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	672 sq.ft.	Age:	1972 (53 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Garage Faces Rear, On Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 0
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Primary Downstairs, Quartz Counters, Separate Entrance		

Inclusions: N/A

Attention First-Time Buyers & Investors...NO CONDO FEES! Welcome to 7524 Hunterview Drive NW — an updated 3-bedroom bi-level townhome in the heart of Huntington Hills offering exceptional value and smart use of space. The bright upper level features a functional kitchen, dining and living room with a functioning wood-burning fireplace, with a convenient half bathroom, large storage closet and a private west-facing balcony — perfect for relaxing in the sun. The lower level offers three comfortable bedrooms, a stylish 5-piece bathroom with double sinks, and a large laundry/utility room with plenty of storage. Updated with a newer furnace and hot water tank. Enjoy the bonus of a detached garage at the rear — great for parking or extra storage. Ideally located close to schools, Nose Hill Park, Superstore, Deerfoot City, transit routes, and the Thornhill Aquatic & Recreation Centre. Easy access to Deerfoot Trail and just 15 minutes to downtown. Don't miss this opportunity — book your showing today!