



**GRASSROOTS**  
REALTY GROUP

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**7512 Hunterfield Road NW**  
**Calgary, Alberta**

**MLS # A2235891**



**\$559,800**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Irregular Lot		

<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>	Separate/Exterior Entry, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** n/a

Discover a fantastic opportunity to own a large bungalow on a quiet, family-friendly street in a desirable NW neighborhood. This home features a generous floor plan and sits on a spacious lot with a big backyard, perfect for relaxing, entertaining, or future development. With solid bones and several updates already completed (windows, HWT - 2022, Furnace ) this property offers incredible potential to personalize and transform into your dream home. Whether you're a first-time buyer, investor, or renovator, this is your chance to add value in a great location. Enjoy the convenience of being close to parks, schools, shopping making this an ideal place to live and grow.