



GRASSROOTS
REALTY GROUP

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1004 Hunterston Hill NW
Calgary, Alberta

MLS # A2237324



\$649,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Recessed Lighting, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

BACKS ONTO GREENSPACE WALKING PATH | HUGE BACKYARD | UPDATED | 4 BEDROOM | 1.5 BATHROOMS | ALMOST 2000 SQFT (DEVELOPED) | This well-maintained and thoughtfully updated 4-bedroom bungalow offers 1,909 sq.ft. of developed living space in a quiet crescent location—close to all amenities and backing directly onto a green space and the city pathway system that connects to Nose Hill Park. Situated on an oversized, treed, and landscaped lot with a fenced backyard, this property offers a peaceful, private setting complete with a huge concrete patio accented with a gas lamp—ideal for relaxing or entertaining. Recent renovations include newer vinyl windows (2018) and updated vinyl siding (2021), along with newer shingles (2013), giving the home a fresh and modern exterior. Inside, the home features numerous upgrades including oak hardwood flooring throughout the main level, a partially renovated kitchen, Hunter Douglas blinds, new appliances, underground sprinklers, and a vacuum system. The developed basement adds versatility with a spacious family room featuring a 4th bedroom (does not meet the City of Calgary's egress) and partially developed 3-piece bathroom. The detached oversized double garage is front-drive accessible and includes an steel gate, providing additional secure parking for vehicles or toys. This home offers space, function, and location—perfectly suited for an active family looking to enjoy outdoor living with quick access to parks and pathways. Don't miss your chance to own a home that has been lovingly cared for and upgraded over the years!