



GRASSROOTS
REALTY GROUP

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**7019 Hunterbow Crescent NW
Calgary, Alberta**

MLS # A2237863



\$699,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,358 sq.ft.	Age:	1968 (57 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: Fridge in Basement, vacu system as is in condition,

Welcome to the desirable community of Huntington Hills! This well-maintained home is located on a quiet crescent in one of Calgary's most sought-after neighbourhoods. Enjoy the convenience of being just minutes away from schools, shopping, public transportation, the airport, major roadways, recreation centres, and the beautiful trails of Nose Hill Park. Sitting on a generous pie-shaped lot, this property offers exceptional outdoor space and features a mostly brick exterior with some metal siding. The backyard is fully fenced with low-maintenance vinyl fencing, ensuring both privacy and ease of upkeep. A full concrete double detached garage provides secure parking, while a detached auxiliary building measuring 12'3" x 9'3" offers flexible space for a studio, workshop, or additional storage. Inside, the main level is bright and functional with both front and rear entrances. The spacious living room flows into a formal dining area, while the kitchen offers an eat-up counter for casual meals. There are three bedrooms on this floor, including a primary suite with a private two-piece ensuite, as well as a full three-piece bathroom. Hardwood and tile flooring run throughout the main level, adding warmth and durability. The lower level is finished with a large family room featuring a cozy wood-burning fireplace, a fourth bedroom, a den (without a closet and with a small glass block window), a four-piece bathroom, and two undeveloped areas for storage and utilities. With a rear entrance leading to the basement, this layout provides excellent potential for a future secondary suite, subject to city approval and permitting. This is a fantastic opportunity to own a spacious and versatile home in a well-established community. Don't miss out—call today to book your private viewing!

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