



GRASSROOTS
REALTY GROUP

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

7321 & 7323 Huntertown Crescent NW
Calgary, Alberta

MLS # A2239789



\$649,900

Division:	Huntington Hills		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,613 sq.ft.	Age:	1968 (57 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.17 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Hardwood, Laminate	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: N/A

70’ WIDE CORNER LOT – shows 65’ frontage because of angled corner. Full duplex in prime Huntington Hills location being sold at land value because of foundation issues. Discover the perfect addition to your real estate portfolio strategically located in the sought after community of Huntington Hills. This property offers a unique investment opportunity, combining immediate rental income potential with great future redevelopment options. PRIME LOCATION - Nestled in a vibrant neighbourhood, just steps away from local parks and playgrounds. Its close proximity to top rated schools, shopping centers and essential conveniences adds to the property's allure, ensuring a high demand from potential tenants. The strategic positioning within Huntington Hills guarantees a consistent rental demand. Each unit in the duplex is designed for comfortable living, appealing to a wide range of renters. Seize this opportunity to invest in a high potential property in a PREMIUM CORNER LOCATION.