



GRASSROOTS
REALTY GROUP

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828 Hunterston Crescent NW
Calgary, Alberta

MLS # A2244611



\$659,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Rectan		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Shed, garage heater, basement refrigerator, radon mitigation system		

Exceptional Value in Huntington Hills! Extensively improved and thoughtfully reconfigured, this larger-than-average bungalow offers space, stylish upgrades, and a bright open-concept layout tailored to modern living. The renovated kitchen features grey raised-panel soft-close cabinetry, granite countertops, a large island with abundant storage, and a custom pantry with a barn door and herringbone tile. Newer laminate plank flooring extends from the entryway through the hallway, kitchen, dining area, and office nook and leads into a sunny living room with a bay window. Two generous bedrooms, including a primary with walk-in closet and 2-piece ensuite, plus a full bath complete the main level. The partially finished basement offers three additional bedrooms (two with newer egress windows), a renovated half bath with plumbing for a future shower, and a spacious recreation area ready for your finishing touches. Radon mitigation and professionally tied-in window wells are already in place for added peace of mind. Updates include newer main floor windows, shingles, and engineered beam/post for the open-concept design. Outdoors, enjoy a landscaped yard with a composite deck, pergola, and BBQ gas line, plus a stone patio connecting the deck, garage, and house. A separate Roman circle stone patio is perfect for a firepit area. The oversized heated double garage, complete with a newer garage door and jackshaft opener, is complemented by a large RV-style back gate, adding flexibility for access and parking. Located close to schools, shopping, transit, and Nose Hill Park, this move-in-ready home combines comfort, space, and lasting value.