



GRASSROOTS
REALTY GROUP

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**828 Hunterston Crescent NW
Calgary, Alberta**

MLS # A2244611



\$620,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1969 (56 yrs old)
Beds:	4	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, Rectang		

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 spacious bungalow features an oversized heated double garage, a separate side entrance, and a bright open-concept layout tailored to modern living. The renovated kitchen boasts 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 throughout the main living areas and into a sunny bay-windowed living room. Two generous bedrooms, including a primary with a walk-in closet and 2-piece ensuite, plus a full bath, complete the main level. Downstairs, the basement offers excellent potential with two additional bedrooms (newer egress windows and carpet), a renovated half bath with plumbing for a future shower, a spacious recreation area, and a versatile flex room for a home office, gym, or creative space. Radon mitigation and professionally tied-in window wells are already in place for peace of mind. Outdoors, enjoy a landscaped yard with a composite deck, pergola, BBQ gas line, and a stone patio connecting the deck, garage, and house, plus a Roman circle patio perfect for a firepit. A newer garage door, jackshaft opener, and RV-style back gate add convenience and flexibility. Ideally located close to schools, shopping, transit, and Nose Hill Park.