



GRASSROOTS
REALTY GROUP

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7239 Hunterdale Road NW
Calgary, Alberta

MLS # A2257165



\$744,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,141 sq.ft.	Age:	1968 (57 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Greenbelt, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

OPEN HOUSE: SATURDAY 20TH SEPTEMBER 11:00AM-01:00PM.

Attention investors and savvy buyers! This renovated bi-level home in the established friendly community of Huntington Hills, offers a rare turn-key opportunity with a new legal basement suite boasting 3 bedrooms and a long list of high-value updates. The main level is bright and open, showcasing beautiful glass railings, new flooring, and a striking wood-burning fireplace that creates a warm focal point in the living room. The kitchen has been fully updated with sleek cabinetry, a large central island, trendy marble backsplash, modern counters, and stainless steel appliances. Patio doors extend the living space to a sunny west-facing two-tiered deck and a private, low-maintenance backyard—bathed in sun all afternoon and evening. The main level offers 3 bedrooms, 2 bathrooms (including one ensuite), both which have also been beautifully renovated. The lower level is a fully self-contained legal suite with 3 bedrooms, a private entrance, and its own front-load washer/dryer. Bright windows and an efficient layout make it highly desirable. With a total of 6 bedrooms and 3 bathrooms throughout, this home provides exceptional income potential and flexibility—live up and rent down, or rent out both levels for maximum return, or use the space for extended family members. Additional upgrades include newer A/C, furnace, hot water tank, roof, eaves, soffits, and paint, ensuring minimal maintenance for years to come. A double detached garage with alley access adds even more rental appeal and convenience. Backing directly onto a green space and off-leash park, this property combines an outdoor lifestyle and investment value. With its legal suite, beautiful modern finishes, and a sun-soaked west-facing backyard, this home is a must-see for investors or anyone

looking for a smart buy. Priced well below value, this home is ready to move quick.