



GRASSROOTS
REALTY GROUP

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

7031 Hunterbow Crescent NW
Calgary, Alberta

MLS # A2265233



\$549,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,117 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Other, Private, Rectangular L		

Heating:	Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Front Yard Planters, Shelving in the utility room in the basement, shelving , work benches, cabinets in the garage

Welcome to your future home! This well-maintained single detached bungalow boasts over 2100 square feet of total living space, featuring 3 spacious bedrooms and 2 full bathrooms. While the home carries a dated charm, its solid structure and newer windows promise a fantastic foundation for your renovations. Nestled in a desirable neighborhood, this property is just steps away from the beautiful Nose Hill Park, offering a tranquil escape in an urban setting. Enjoy easy access to a wealth of amenities, including schools, shopping, transit, parks, and major roadways, making commutes and daily errands a breeze. The oversized garage is a standout feature, equipped with workshop space, heating, and separate electrical amp—an exceptional find for urban living. The backyard is your private oasis, complete with high-quality fencing for enhanced privacy and a serene koi pond, perfect for relaxation. This home is listed below assessed value, presenting a unique opportunity for buyers looking to invest in a property that can be transformed into their dream home. Don’t miss your chance to own a piece of this prime real estate in a peaceful cul-de-sac, where convenience meets tranquility!