



GRASSROOTS
REALTY GROUP

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1016 Hunterdale Place NW
Calgary, Alberta

MLS # A2279676



\$649,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,066 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Additional Parking, Carport, Covered, Double Garage Detached, Driveway, Fr | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard | | |

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|--------------------|---|-------------------|-----------------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Tile, Vinyl, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | Underground Utilities |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: solar panels, green house, shed, Gem Stone lights, alarm systems, door cameras

Welcome home to this 4 bedroom, 2 bathroom home on a massive corner lot in Huntington Hills...just minutes to Nose Hill Park. Excellent opportunity for investors or homeowners alike. This well-maintained property offers strong long-term value with a versatile layout, ample parking, and a double detached garage. The main floor boasts three bedrooms, a full bathroom, and an open, livable flow with a kitchen, dining room, and living room ideal for everyday living and entertaining. The finished basement offers added living space with an additional bedroom, bathroom, spacious recreation room, dedicated laundry area, and plenty of storage. Upgrades include 200-amp Square D electrical in the home, 100-amp Square D in the garage, central air conditioning, solar panels, and Gemstone exterior lighting. This home also features a 3-season sunroom, plus greenhouse and shed, maximizing outdoor functionality. Located close to schools, transit, shopping, and major routes in one of Calgary's most established communities.