



**1016 Hunterdale Place NW
Calgary, Alberta**

MLS # A2279676



\$629,000

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		

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 to this well-maintained 4 bedroom, 2 bathroom home situated on a massive corner lot in the desirable community of Huntington Hills, just minutes from Nose Hill Park. An excellent opportunity for both homeowners and investors, this property offers strong long-term value, a versatile layout, ample parking, and a double detached garage. The main floor features three generous bedrooms, a full bathroom, and a functional, open living space with a bright kitchen, dining area, and living room—ideal for everyday living and entertaining. The fully finished basement adds valuable living space with an additional bedroom, bathroom, spacious recreation room, dedicated laundry area, and abundant storage. Notable upgrades include 200-amp Square D electrical service to the home, 100-amp Square D service to the garage, central air conditioning, solar panels, underground utilities, and Gemstone exterior lighting. Outdoor features are equally impressive with a 3-season sunroom, greenhouse, and shed, maximizing year-round functionality of the expansive lot. Conveniently located close to excellent schools, convenient public transit, everyday amenities, and major roadways, this property is set in one of Calgary’s most established and well-connected communities.