



**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, F		
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 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.