



**142 Hunterhorn Drive NE  
Calgary, Alberta**

**MLS # A2280035**

**\$499,000**



|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Huntington Hills  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bi-Level  |               |                   |
| <b>Size:</b>     | 828 sq.ft.  | <b>Age:</b>   | 1989 (37 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.06 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Gentle Sloping, Interior Lot, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, No Smoking Home, Open Floorplan, Pantry |                   |      |
| <b>Inclusions:</b> | N/A  |                   |      |

This 827 sq. ft. bi-level home is located in the convenient community of Huntington Hills, close to shopping, schools, and transit. The home features two full bathrooms, a bright, sun-filled interior, and a recently renovated layout that blends comfort with functionality. The walkout basement adds valuable living space and flexibility, ideal for extended family, rental potential, or future development. Large windows throughout enhance the open, airy feel. The primary bedroom offers a private balcony with pleasant views—perfect for enjoying your morning coffee. Parking pads provide ample space for vehicles, with additional potential to build a double detached garage.