



**524 Hunterplain Hill NW  
Calgary, Alberta**

**MLS # A2280760**



**\$709,000**

**Division:** Huntington Hills

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,373 sq.ft. **Age:** 1968 (58 yrs old)

**Beds:** 5 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.14 Acre

**Lot Feat:** Back Yard, Front Yard, Landscaped, Rectangular Lot

**Heating:** High Efficiency, Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood, Vinyl Plank

**Sewer:** -

**Roof:** See Remarks

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows

**Inclusions:** N/A

Welcome to 524 Hunterplain Hill NW, a detached home located on a quiet residential street in the established community of Huntington Hills. Offering five bedrooms and three bathrooms, this property provides a flexible layout ideal for families, multi-generational households, or buyers looking for separate living spaces. The main floor features three bedrooms, including a primary with an ensuite bathroom, along with a functional living and dining layout. The basement features a self-contained living space with two bedrooms, a full bathroom, a kitchen, and a separate side entrance, offering excellent flexibility for extended family, guests, or multi-generational living. Notable upgrades include a renovated kitchen (2012), updated windows (2012), a new Lennox furnace, a new hot water tank, and solar panels, adding energy efficiency and long-term value. A newer fully fenced backyard enhances privacy and usability. Conveniently located close to schools, parks, playgrounds, shopping, public transit, and major roadways, Huntington Hills is known for its mature trees, walkable streets, and established schools, with easy access to downtown and Calgary International Airport. This home presents a solid opportunity in a well-established northwest Calgary neighbourhood.