



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

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.