



GRASSROOTS
REALTY GROUP

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732 Hunts Crescent NW
Calgary, Alberta

MLS # A2280789



\$565,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,352 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Driveway, Oversized, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Garden, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Refrigerator (x2), hood fan (x2), Safe, Rain Barrels, Rain Barrel watering system in the backyard

Welcome to this charming, lovingly cared for home in the sought after NW community of Huntington Hills. Offering 4 bedrooms, 2 full bathrooms, and approximately 2500 square feet of developed living space, this is an outstanding opportunity for investors, renovators, or buyers looking for a solid home with incredible potential on a huge lot. Much of the home retains its original vintage decor, highlighting the care it has received over the years and providing an excellent opportunity to renovate and add value. The main level features a bright and spacious living room, a full kitchen with a separate eating area, 3 good sized bedrooms, and a full bathroom. Step out from the kitchen onto the massive wraparound deck, perfect for morning coffee, summer BBQs, and relaxing. Downstairs you will find a second kitchen, a large living room with a wood burning fireplace, a full bedroom, and two cold storage rooms, ideal for extra pantry space, preserves, or wine making. The former single garage was converted into cold storage and can be easily converted back if desired. With two separate entrances, the layout lends itself extremely well to creating a suited home. Outside, the multi level backyard is truly special. Enjoy a large greenspace, plus an impressive array of raised garden boxes complete with an irrigation system using rain barrels. Two concrete storage sheds provide even more room for hobbies, storage, and projects. Add in the massive driveway with parking for multiple vehicles and an RV, and you have a property that checks a lot of boxes. Ideally located close to parks, playgrounds, schools, restaurants, grocery stores, and major traffic arteries. This is a rare chance to buy a home that has been cared for over the years, with the space and layout to renovate, rent, or create something truly incredible. Book your showing today.

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