



**7604 Hunterfield Road NW
Calgary, Alberta**

MLS # A2294509



\$699,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,205 sq.ft.	Age:	1968 (58 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Freestanding wardrobe in the basement bedroom.

Welcome to 7604 Hunterfield Road NW, a beautifully updated west-facing bungalow in the established NW community of Huntington Hills, featuring a brand new, never-lived-in legal three-bedroom basement suite with separate entry that is ready to generate rental income from day one. The main floor has been thoughtfully refreshed with new flooring and fresh paint throughout. Three bedrooms include a primary with a private two-piece ensuite, plus a fully updated main floor full bathroom. The legal basement suite is fully self-contained with its own separate entrance and has never been occupied. Whether you are looking to offset your mortgage, house extended family in complete privacy, or add a reliable income stream to your portfolio, this suite delivers immediate, turnkey value. Outside, a large yard with a sunny south-facing concrete patio is ideal for summer entertaining. The massive 24x24 insulated detached garage offers exceptional storage and workspace for vehicles, tools, or hobbies. The location delivers. Walking distance to a community centre, multiple bus stops, and six schools from elementary through high school. Three supermarkets, banks, restaurants, a swimming pool, and a library are all close by. Updated main floor. Brand new legal suite. Income potential from day one. Homes like this don't sit long, book your private showing today.