



**7615 Hunterview Drive NW
Calgary, Alberta**

MLS # A2202015



\$629,800

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,177 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Private		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Stone Counters, Vinyl Windows		

Inclusions: Hood Fan, Metal shed in backyard

Check out this fantastic income-generating bungalow in sought-after Huntington Hills! This property features a 3-bed, 1.5-bath main floor with in-suite laundry, plus a LEGAL 2-bedroom basement suite with a separate entrance and its own laundry. This home has had a number upgrades over the years featuring newer kitchen cabinetry and updated bathrooms, a newer high efficiency furnace, new main floor windows (2023), new vinyl plank flooring and baseboards on the main level. Even the double detached garage was not spared with a new roof and siding (2023). With easy access to schools, transit, shopping, and major roadways, this home is perfect for homeowners looking to offset their mortgage with rental income or investors. Don't miss out on this excellent property!