



**GRASSROOTS**  
REALTY GROUP

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**7523 Huntervalley Road NW  
Calgary, Alberta**

**MLS # A2207855**



**\$498,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,368 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Laminate Counters, Wood Windows		

**Inclusions:** Shed

Rare Oversized Semi-Detached home in Prime Huntington Hills Location! With over 1360 sq. ft. on the main level, this original bungalow offers a wide open living space. Meticulous gleaming hardwood floors adorn the main living area, plus 3 bedrooms. The living /dining room combination allows for privacy from the kitchen, which offers a large eat-in nook. The master suite boasts a 2 piece ensuite bathroom (rare for this era of home) and the second/third bedrooms are generously scaled. A four piece bathroom completes the main level. A separate side entrance to the property makes it perfect for those interested in developing the basement as extra living space. The large fenced yard offers a private sunny oasis. Walking distance to all schools & amenities, walk to SuperStore, steps to transit! Newer roof and eavestroughs/leaf gutters. Lovingly maintained and so "sparkling clean"!