



**GRASSROOTS**  
REALTY GROUP

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**7321 & 7323 Huntertown Crescent NW**  
**Calgary, Alberta**

**MLS # A2208983**



**\$925,000**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	2,613 sq.ft.	<b>Age:</b>	1968 (57 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** 2 x Fridges, 2 x Stoves, 2 x Washers, 2 x Dryers

**INVESTMENT OPPORTUNITY : FULL DUPLEX IN PRIME HUNTINGTON HILLS LOCATION** - Discover the perfect addition to your real estate portfolio with this exceptional full duplex, strategically located in the sought after community of Huntington Hills. This property offers a unique investment opportunity, combining immediate rental income potential with promising future appreciation. **PRIME LOCATION** - Nestled in a vibrant neighborhood, this duplex is just steps away from local parks and playgrounds, making it an ideal choice for families. Its close proximity to top rated schools, shopping centers and essential conveniences adds to the property's allure, ensuring a high demand from potential tenants. **ATTRACTIVE RENTAL POTENTIAL** - The strategic positioning within Huntington Hills guarantees a consistent rental demand. Each unit in the duplex is designed for comfortable living, appealing to a wide range of renters looking for quality housing in a central location. **FUTURE APPRECIATION** - With minimal updates needed, this property presents an opportunity for both seasoned and first time investors to capitalize on the potential for significant appreciation. Whether you're looking to renovate and increase the property's value or maintain its current condition and enjoy steady income, this duplex offers flexibility and promise. **INVESTMENT HIGHLIGHTS** - Full duplex with two separate units; In demand location in Huntington Hills; Close to schools, parks, and shopping; High rental demand area; Potential for future property appreciation. Seize this opportunity to invest in a high potential property in one of the area's most desirable neighbourhoods. Contact us today to schedule a viewing and explore the possibilities this duplex holds for your investment strategy.

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