



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7108 HUNTERVILLE Road, Calgary T2K 4J8**

MLS® #: **A2143294**

Area: **Huntington Hills**

Listing Date: **09/09/24**

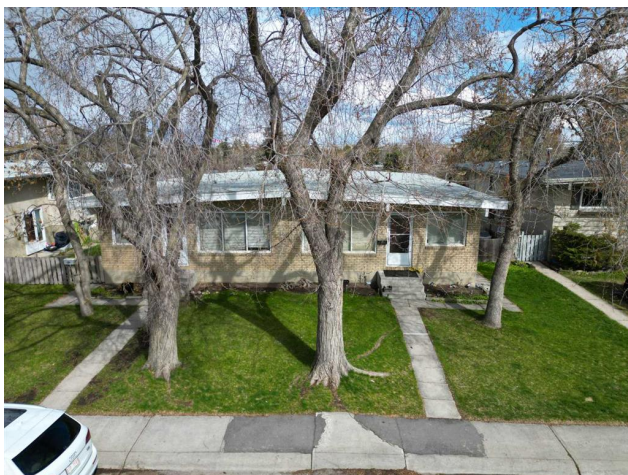
List Price: **\$858,000**

Status: **Active**

County: **Calgary**

Change: **-\$32k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1968**

Lot Information

Lot Sz Ar: **7,028 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,001**  
Low Sqft:  
Ttl Sqft: **2,001**

DOM

**10**  
Layout  
Beds: **6 (6 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Front Yard,Lawn,Low Maintenance Landscape,Level,Rectangular Lot,Treed Off Street**

Utilities and Features

Roof: **Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Public Sewer**  
Ext Feat: **None**

Construction: **Brick,Concrete,Wood Frame**  
Flooring: **Hardwood,Vinyl**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
Int Feat: **Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`5" x 11`11"	Living Room	Main	18`5" x 11`11"
Kitchen	Main	11`1" x 6`2"	Kitchen	Main	11`1" x 6`2"
Dining Room	Main	8`3" x 7`2"	Dining Room	Main	8`3" x 7`2"
Bedroom - Primary	Main	14`5" x 8`5"	Bedroom - Primary	Main	14`5" x 8`5"

**Bedroom**  
**Bedroom**  
**Foyer**  
**4pc Bathroom**

**Main**  
**Main**  
**Main**  
**Main**

**14`7" x 8`6"**  
**11`1" x 8`3"**  
**6`0" x 3`6"**  
**8`6" x 5`0"**

**Bedroom**  
**Bedroom**  
**Foyer**  
**4pc Bathroom**

**Main**  
**Main**  
**Main**  
**Main**

**14`7" x 8`6"**  
**11`1" x 8`3"**  
**6`0" x 3`6"**  
**8`6" x 5`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**4948JK**

Remarks

Pub Rmks: **7106 & 7108 Hunterville Road NW - Fantastic Location! | Excellent Investment Property | Side By Side Duplex Is Located Perfectly In Huntington Hills On A 64 FT x 110 FT Lot | Just Minutes To Superstore, Playgrounds, Pool, & Transit! | Steps to Huntington Hills School, John G. Diefenbaker High School, Sir John A. Macdonald School, St. Helena School, St Henry Elementary School | R-C2 Zoned**

Inclusions: **(2) Fridges, (2) Electric Stoves, (2) Hood Fans**

Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

