



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7801 & 7803 HUNTERQUAY Road, Calgary T2K 4V1**

MLS®#: **A2151518**

Area: **Huntington Hills**

Listing Date: **07/27/24**

List Price: **\$699,000**

Status: **Active**

County: **Calgary**

Change: **-\$51k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1971**

Finished Floor Area

Abv Sqft: **1,050**  
Low Sqft:  
Ttl Sqft: **1,050**

Lot Information

Lot Sz Ar: **7,147 sqft**  
Lot Shape:

DOM

**53**  
Layout  
Beds: **6 (6)**  
Baths: **4.0 (4 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Corner Lot**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Lighting,Playground,Private Yard**

Construction: **Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Jetted Tub,Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`5" x 12`1"
Laundry	Main	5`1" x 3`4"
Bedroom	Basement	10`10" x 8`1"
4pc Bathroom	Main	5`10" x 6`10"
Living Room	Main	15`5" x 12`1"
Laundry	Main	5`1" x 3`4"
Bedroom	Basement	10`10" x 8`1"

Room	Level	Dimensions
Eat in Kitchen	Main	11`11" x 11`5"
Bedroom - Primary	Basement	11`4" x 9`5"
Bedroom	Basement	9`8" x 7`8"
4pc Bathroom	Basement	8`6" x 4`11"
Eat in Kitchen	Main	11`11" x 11`5"
Bedroom - Primary	Basement	11`4" x 9`5"
Bedroom	Basement	9`8" x 7`8"

4pc Bathroom

Main

5`10" x 6`10"

4pc Bathroom

Basement

8`6" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7746JK**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Investor Alert! This exceptional side-by-side duplex in the desirable NW area of Huntington is located on a corner lot, backing onto a beautiful green space with a playground. Perfect for living on one side and renting the other! Each side of the duplex boasts three bedrooms and two full baths (one full bath on each level, with the lower level bath featuring a jetted tub). The main floor features a spacious living room with hardwood and tiled flooring in the kitchen and baths, plus a convenient main floor laundry. Step out from the kitchen onto a large, sunny west-facing deck that offers beautiful views of the green space and playground, perfect for summer BBQs and family gatherings. This property is ideally located just minutes' walk from Leash Dog Park, Dr. JK Mulloy School, and St. Henry Elementary School, making it a perfect choice for families and pet owners. This bright and welcoming property has been meticulously cared for and boasts numerous upgrades. It presents an excellent investment opportunity, allowing you to live comfortably on one side while generating rental income from the other. Located close to bus routes and amenities, this well-maintained duplex is situated in a prime location that offers convenience and accessibility. Don't miss out on this fantastic opportunity to own a property that combines the best of comfortable living and investment potential in the heart of Huntington!**

Inclusions:  
Property Listed By:

**N/A**  
**TREC The Real Estate Company**

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







