



THE
A-TEAM

**RE/MAX
FIRST**

7832 HUNTERQUAY Road, Calgary T2K 4T8

MLS®#: **A2162105**

Area: **Huntington Hills**

Listing Date: **09/04/24**

List Price: **\$658,800**

Status: **Active**

County: **Calgary**

Change: **-\$16k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1972**

Finished Floor Area

Abv Sqft: **1,131**

Low Sqft:

Ttl Sqft: **1,131**

DOM

14

Layout

Beds: **6 (6)**

Baths: **2.0 (2 0)**

Style: **Bi-Level,Side by Side**

Lot Information

Lot Sz Ar: **6,049 sqft**

Lot Shape:

Parking

Ttl Park: **6**

Garage Sz:

Access:

Lot Feat: **Back Lane,Few Trees,Landscaped,Private,Rectangular Lot,See Remarks**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`11" x 11`6"	Kitchen With Eating Area	Main	11`11" x 11`6"
Living Room	Main	17`0" x 15`3"	Living Room	Main	16`11" x 15`3"
Laundry	Main	7`5" x 5`4"	Laundry	Main	7`5" x 5`4"
Storage	Main	7`0" x 5`9"	Storage	Main	7`0" x 5`9"
Bedroom - Primary	Basement	11`5" x 9`5"	Bedroom - Primary	Basement	11`5" x 9`4"

Bedroom
Bedroom
4pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement
Basement

10`10" x 7`11"
9`11" x 7`10"
8`0" x 5`0"
6`7" x 3`10"

Bedroom
Bedroom
4pc Bathroom
Furnace/Utility Room

Basement
Basement
Basement
Basement

9`10" x 7`10"
9`10" x 7`10"
7`11" x 4`11"
6`8" x 3`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7746JK

Remarks

Pub Rmks: **Both sides of duplex, one title - mirror image each side....Appliance's are newer stoves, fridge and hood-fan both sides, one side with microwave. All recently painted, newer vinyl plank flooring both sides, newer bathroom fixtures both sides. Floorplan is identical both sides with large living rooms, good size kitchens with eating areas, main floor laundry and very large storage room main floor as well. Loads of natural daylight as per the bilevel style. Three good bedrooms and full washrooms down, good closet and storage space. Please note large lot, great for medium long range rental income and re development potential (all subject to your city approvals). Massive parking in the back as well as additional street parking out front. Time to be a real estate investor? Vacant for your easy possession and the ability to handpick your tenants. This affordable two unit building is perfect for medium to long term redevelopment potential as well, (as mentioned subject to your city approvals).**

Inclusions:
Property Listed By: **N/A
Century 21 PowerRealty.ca**

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



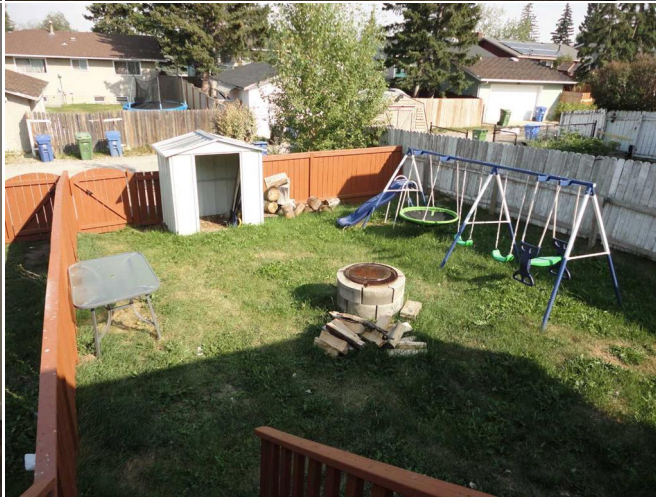














7832 Hunterquay Rd NW, Calgary, AB

Main Floor Exterior Area 1131.27 sq ft
Interior Area 1064.13 sq ft



PREPARED: 20240621



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

7832 Hunterquay Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 1073.70 sq ft
Interior Area 1007.65 sq ft



PREPARED: 20240621



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