



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7915 HUNTINGTON Street, Calgary T2K 5B7**

MLS® #: **A2162903**      Area: **Huntington Hills**      Listing Date: **09/06/24**      List Price: **\$529,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1972**  
Lot Information  
 Lot Sz Ar: **4,746 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **941**  
 Low Sqft:  
 Ttl Sqft: **941**

DOM

**12**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Paved,Rectangular Lot**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **High Efficiency,Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**  
 Int Feat: **Central Vacuum**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`3" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`10" x 14`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`5" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 7`11"</b>	<b>Mud Room</b>	<b>Main</b>	<b>8`3" x 3`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 4`11"</b>	<b>Family Room</b>	<b>Basement</b>	<b>16`6" x 10`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`10" x 9`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`10" x 10`0"</b>

**3pc Bathroom**

**Basement**

**8`10" x 4`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**686LK**

Remarks

Pub Rmks: **CALLING ALL Investors, House Flippers and Renovators: Discover this solid bungalow with SEPARATE BACK ENTRANCE and incredible POTENTIAL, situated across from a green field and conveniently close to parks, stores, restaurants, and cafes. Enjoy easy access to Deerfoot Trail and the airport. This home offers a canvas to update or RENOVATE to suit your style and needs. The main floor features a cozy living room with views of the front yard, and a kitchen with a dining area overlooking the spacious backyard. You'll find three bedrooms and a full bathroom on this level, along with a practical mudroom that leads to a SEPARATE back entry. The backyard is generously sized and includes a single garage, with a paved back lane for added convenience. The basement boasts an open layout with a family room complete with a fireplace, a game room, a bedroom, and a nook area. The lower level also includes a laundry room and a full bathroom. This home is ready for you to make it your own!**

Inclusions:  
Property Listed By: **n/a**  
**Premiere Realty Direct**

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









