



THE A-TEAM

RE/MAX FIRST

7116 & 7114 HUNTERVILLE Road, Calgary T2K 4J8

MLS@#: A2166144 Area: Huntington Hills Listing Date: 09/16/24 List Price: \$859,958
Status: Pending County: Calgary Change: None 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 3
Layout
Beds: 6 (6)
Baths: 2.0 (2 0)
Style: Bungalow, Side by Side

Parking
Ttl Park: 2
Garage Sz:

Access:
Lot Feat: Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Treed
Park Feat: Off Street

Utilities and Features

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

Construction: Brick, Concrete, Wood Frame
Flooring: Hardwood, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: See Remarks
Int Feat: Storage
Utilities:

Room Information

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

Room Level Dimensions
Laundry Basement 28`0" x 11`11"
Bedroom - Primary Main 14`5" x 8`5"
Bedroom Main 14`7" x 8`6"
Bedroom Main 11`1" x 8`3"
Foyer Main 6`0" x 3`6"

Bedroom	Main	11`1" x 8`3"	4pc Bathroom	Main	8`6" x 5`0"
Foyer	Main	6`0" x 3`6"	Family Room	Basement	14`1" x 10`4"
4pc Bathroom	Main	8`6" x 5`0"	Flex Space	Basement	12`0" x 11`7"
Living Room	Main	18`5" x 11`11"	Workshop	Basement	11`7" x 10`4"
Kitchen	Main	11`1" x 6`2"	Storage	Basement	6`7" x 6`5"
Dining Room	Main	8`3" x 7`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **R-C2**
 Legal Desc: **4948JK**

Remarks

Pub Rmks: **7114 & 7116 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





