



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1239 HUNTERQUAY Hill, Calgary T2K 4T3**

MLS®#: **A2174194**

Area: **Huntington Hills**

Listing Date: **10/19/24**

List Price: **\$759,900**

Status: **Pending**

County: **Calgary**

Change: **-\$15k, 04-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,370**  
Low Sqft:  
Ttl Sqft: **1,370**

Lot Information

Lot Sz Ar: **6,253 sqft**  
Lot Shape:

DOM

**63**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Parking

Ttl Park: **3**  
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Low Maintenance Landscape,Interior Lot,Landscaped,Rectangular Lot**  
Park Feat: **Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,Central,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Central Air Conditioner,Dishwasher,Double Oven,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Tankless Water Heater**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Separate Entrance,Tankless Hot Water**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>39`8" x 52`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>43`4" x 39`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>36`1" x 35`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>57`9" x 121`9"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>26`7" x 75`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>30`2" x 83`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`6" x 38`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>36`5" x 43`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7486JK**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded and meticulously maintained home that exudes both charm and modern luxury. From the moment you step inside, you'll be greeted by an open-concept main floor that invites you to relax and entertain. The gourmet kitchen is a chef's dream, featuring a large centre island and granite countertops, perfect for preparing meals or gathering with loved ones. The bright and cozy nook leads to a large south-facing deck, offering the perfect spot to soak up the sun or enjoy evening get-togethers. The oversized living room is elegant and inviting, with a stunning stone-faced gas fireplace at its center, creating a warm ambiance for any occasion. With four spacious bedrooms, this home offers plenty of room for family and guests. The primary suite is an absolute retreat, featuring a gorgeous 5-piece ensuite with heated floors for ultimate comfort. A second bedroom and a stylish 2-piece bathroom complete the main level. Head downstairs to the walkout lower level, where you'll find bedrooms 3 and 4, a 3-piece bathroom, a games room, and a family room with a charming brick-faced wood-burning fireplace. The games room opens onto a covered patio that overlooks the fully landscaped backyard, complete with a custom shed, dog run, and lush greenery. For car enthusiasts or hobbyists, the triple detached garage is a dream come true! It offers plenty of space for multiple vehicles, a workshop, or storage—all while maintaining a pristine and polished finish. Located steps from Nose Hill Provincial Park, this home offers incredible walkability and access to one of Calgary's best natural spaces. Enjoy daily strolls, hikes, or bike rides in this gorgeous park, all while being close to the conveniences of city life. This home is truly a gem, blending modern upgrades with timeless elegance. Move in and start enjoying everything this beautiful home and location offers.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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













