



THE
A-TEAM

**RE/MAX
FIRST**

7952 HUNTWICK Crescent, Calgary T2K 4H7

MLS®#: **A2179629**

Area: **Huntington Hills**

Listing Date: **11/17/24**

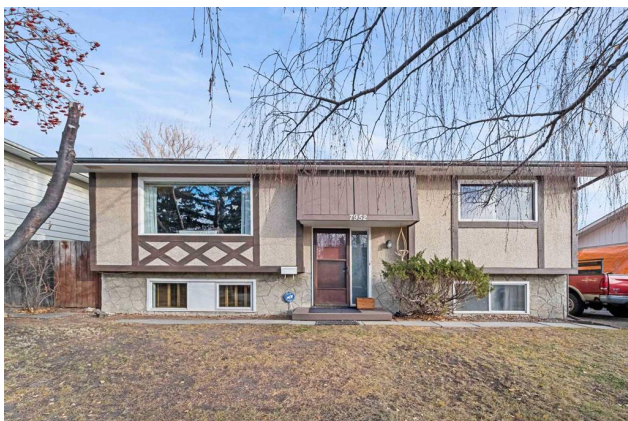
List Price: **\$579,900**

Status: **Pending**

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: **6,264 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Off Street**

DOM

34
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Living Room	Main	16`7" x 13`5"
Breakfast Nook	Main	7`5" x 6`6"
Family Room	Basement	15`11" x 15`8"
Bedroom - Primary	Main	13`5" x 12`11"
Bedroom	Main	12`3" x 11`8"

Room	Level	Dimensions
4pc Bathroom	Basement	
Kitchen	Main	11`7" x 9`2"
Dining Room	Main	9`7" x 9`0"
Laundry	Basement	8`1" x 7`11"
Bedroom	Main	12`5" x 9`7"
Bedroom	Basement	11`10" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6604JK

Remarks

Pub Rmks:

FABULOUS crescent location with local traffic only!!! Easy access to downtown as well as major traffic arteries. Close to schools, shopping, sports facilities and most other amenities! Generous sized lot with over 6200 square feet of mature and manicured trees and shrubs to enjoy those peaceful summer evenings on the back patio. This fine home has been well cared for and includes a few upgrades like the high efficiency furnace installed in 2021. The front entrance could easily be modified to allow for greater separation between levels. Be the first to view this fine property as it awaits the next owners to enjoy for many years to come!!! Possession is somewhat flexible.

Inclusions:

N/A

Property Listed By:

RE/MAX Real Estate (Central)

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

