



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

Access:

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

DOM

**3**

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

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

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**

















