



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7443 HUNTERTOWN Crescent, Calgary T2K 4K3**

MLS® #: **A2179639**

Area: **Huntington Hills**

Listing Date: **11/16/24**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,274**  
Low Sqft:  
Ttl Sqft: **1,274**

Lot Information

Lot Sz Ar: **5,823 sqft**  
Lot Shape:

DOM

**4**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Access:

Lot Feat: **Back Lane,Gentle Sloping,Rectangular Lot,See Remarks**  
Park Feat: **Off Street,Single Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **No Smoking Home,Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	26`7" x 33`2"
2pc Ensuite bath	Main	15`9" x 24`3"
Dining Room	Main	40`8" x 26`7"
Kitchen	Main	41`0" x 43`4"
Bedroom - Primary	Main	40`0" x 36`5"
Other	Basement	33`2" x 37`5"

Room	Level	Dimensions
Bedroom	Main	29`11" x 35`9"
4pc Bathroom	Main	20`1" x 24`3"
Foyer	Main	16`9" x 16`1"
Living Room	Main	82`4" x 36`5"
3pc Bathroom	Basement	20`4" x 19`0"
Other	Basement	29`10" x 34`9"

**Game Room**

**Basement**

**88`11" x 104`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

Zoning:

**R-CG**

**5672JK**

Remarks

Pub Rmks:

**A Must-See!\*\* Welcome to this beautifully maintained bungalow spanning 1,270 sqft main floor with over 2,000sqft of total living space, nestled in Huntington Hills. This charming home offers a perfect blend of comfort, functionality, and style, with 3 spacious bedrooms and 2.5 bathrooms, ideal for families or those seeking thoughtfully designed living space, this home boasts vaulted ceilings that create an airy, open atmosphere throughout the main living areas. The well-appointed layout offers a seamless flow between rooms, making it perfect for both everyday living and entertaining. The large living room features stunning original hardwood floors, adding warmth and elegance to the space. A spacious dining area adjacent to the kitchen provides plenty of room for gatherings, while the kitchen itself is functional with ample cabinetry and countertop space. The master suite is a true retreat, complete with a private ensuite bathroom for added convenience and privacy. Two additional well-sized bedrooms share the remaining bathroom, ensuring everyone in the home has their own space. The Lower level has 2 additional rooms which use to be called bedrooms, however due to new building code changes can't be called bedrooms because the windows aren't the proper egress. Outside, the nicely landscaped front and backyard create a serene, private environment perfect for entertaining. Whether you're hosting friends for a BBQ or simply enjoying the outdoors, the well-maintained yard offers plenty of room for relaxation and play. Additional features include a single attached garage, offering secure parking and extra storage space, along with an immaculate condition throughout, ensuring you can move in with ease and enjoy this home from day one. With its unbeatable location in the desirable Huntington Hills neighborhood, this bungalow is a rare find—offering proximity to schools, parks, shopping, Nose Hill Park and major roadways, while still providing a peaceful retreat. This home is truly ready for you to call it your own. Huntington has the most amazing Transit system, the envy of other communities. Don't miss the opportunity to make this gem your new home. Book a private showing today!**

Inclusions:

Property Listed By:

**Furniture for sale, asking Listing Agent**

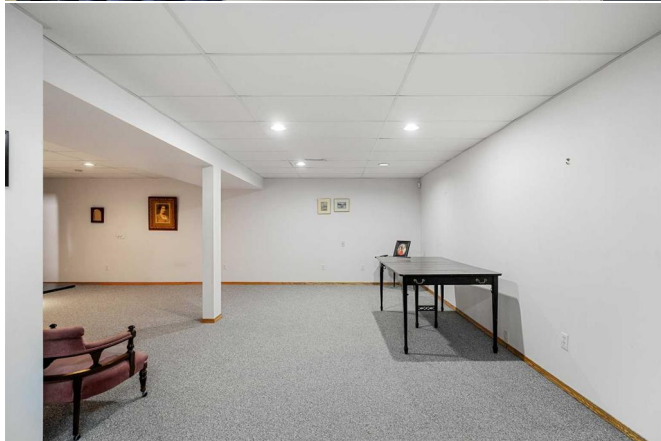
**RE/MAX Real Estate (Central)**

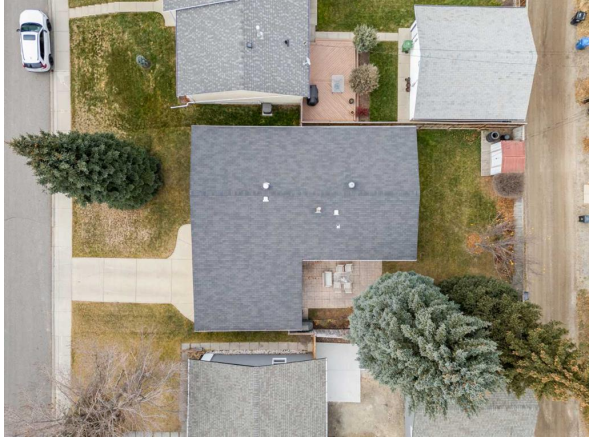
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

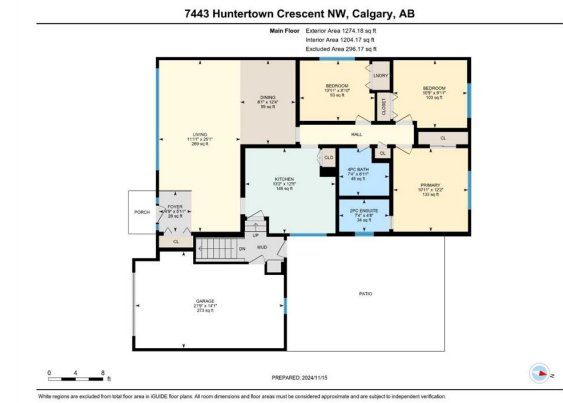












**7443 Huntertown Crescent NW, Calgary, AB**

**Basement (Below Grade)** Estimator Area 1173.03 sq ft  
 Historic Area 1100.28 sq ft



0 4 8

PREPARED: 2024/1/15

White regions are excluded from total floor area in QUOTE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.