



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7331 HUNTERTOWN Crescent, Calgary T2K 4K3**

MLS® #: **A2180371**

Area: **Huntington Hills**

Listing Date: **11/22/24**

List Price: **\$849,900**

Status: **Active**

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: **7,341 sqft**  
Lot Shape: **22.6X33.5X17.9**

Finished Floor Area

Abv Sqft: **1,822**  
Low Sqft:  
Ttl Sqft: **1,822**

DOM

**29**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Lane**  
Park Feat: **Carport,Off Street**

Utilities and Features

Roof: **Tar/Gravel**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Storage**

Construction: **Stucco**  
Flooring: **Hardwood,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`1" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 8`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 8`5"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	
<b>4pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`5" x 11`3"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`6" x 8`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`6" x 8`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>12`0" x 20`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5672JK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **\*\*\* FULLY DEVELOPED BILEVEL SIDE BY SIDE ON EXTRA BIG LOT . BOTH SIDES HAVE TWO BEDROOMS UP, TWO BEDROOMS DOWN AND TWO BATHROOMS ( UP AND DOWN ) ; PLUS LARGE RECROOM/OFFICE . WELL MAINTAINED BY LONG TERM OWNERS. RECENT ROOF WITH EXTRA INSULATION, A GREAT PROPERTY WITH FUTURE POTENTIAL . SUPERB TENANTS HAVE BEEN THERE 20 PLUS YEARS . AN EXCELLENT LOCATION CLOSE TO TRANSIT , SHOPPING ,AND SCHOOLS**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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





