



THE
A-TEAM

**RE/MAX
FIRST**

110 HUNTERBROOK Place, Calgary T2K4V7

MLS® #: **A2180555** Area: **Huntington Hills** Listing Date: **11/22/24** List Price: **\$475,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **2,346 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Street Lighting**
 Park Feat: **Alley Access,Off Street,On Street,RV Access/Parking**

DOM

61
Layout
 Beds: **5 (2 3)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Lighting,Private Yard**
 Construction: **Brick,Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Range,Refrigerator,Washer**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`1" x 11`11"	Kitchen	Main	10`6" x 8`11"
Dining Room	Main	10`6" x 8`11"	Bedroom - Primary	Main	12`6" x 10`11"
Bedroom	Main	11`5" x 8`4"	4pc Bathroom	Main	8`4" x 6`5"
Family Room	Suite	11`10" x 7`6"	Kitchenette	Suite	11`10" x 8`1"
Bedroom	Suite	11`10" x 11`9"	Bedroom	Suite	11`3" x 8`5"
Bedroom	Suite	11`10" x 10`5"	3pc Bathroom	Suite	6`9" x 8`4"
Laundry	Lower	6`10" x 5`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2210754

Remarks

Pub Rmks: **This bi-level offers nearly 1000 sqft, with 2 beds/1 bath upstairs and a 3-bed/1-bath illegal suite below. Great investment opportunity—live up and rent down as a mortgage helper! Shared front entry leads to a bright living room with laminate flooring and a cozy wood-burning fireplace. The dining room opens to a west-facing balcony for sunset views. Two bedrooms and a 4pc bath complete the upper level. Downstairs, there are 3 bedrooms, living/dining space, kitchen, 3pc bath, and shared laundry. The fenced yard is perfect for pets, and the home backs onto Nose Hill Park with nearby walking paths and dog parks. Close to shopping, schools, transit, and major routes, including 14th St and Deerfoot Trail. Downtown is a 16-min drive!**

Inclusions:
Property Listed By: **N/A**
Century 21 Bravo Realty

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









