



THE
A-TEAM

**RE/MAX
FIRST**

727 HUNTERSTON Road, Calgary T2K 4M5

MLS®#: **A2181625**

Area: **Huntington Hills**

Listing Date: **11/29/24**

List Price: **\$709,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1969**

Lot Information

Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,369**
Low Sqft:
Ttl Sqft: **1,369**

DOM

54
Layout
Beds: **6 (3 3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Gentle Sloping,Landscaped**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer,Washer/Dryer**
Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions
Family Room	Main	15`9" x 11`5"
Living Room	Main	20`3" x 13`2"
2pc Ensuite bath	Main	11`7" x 13`8"
Bedroom - Primary	Main	11`7" x 13`8"
Bedroom	Main	8`5" x 11`4"
Bedroom	Basement	13`8" x 8`7"
4pc Bathroom	Basement	4`11" x 8`9"

Room	Level	Dimensions
Dining Room	Main	9`11" x 10`3"
Kitchen	Main	12`1" x 14`0"
4pc Bathroom	Main	5`0" x 8`8"
Bedroom	Main	7`11" x 11`4"
Game Room	Basement	27`3" x 26`0"
Furnace/Utility Room	Basement	7`4" x 4`8"
Bedroom	Basement	10`3" x 13`10"

Bedroom **Basement** **10`3" x 13`2"** Legal/Tax/Financial

Title: Zoning: **R-CG**
Fee Simple
Legal Desc: **6042JK**

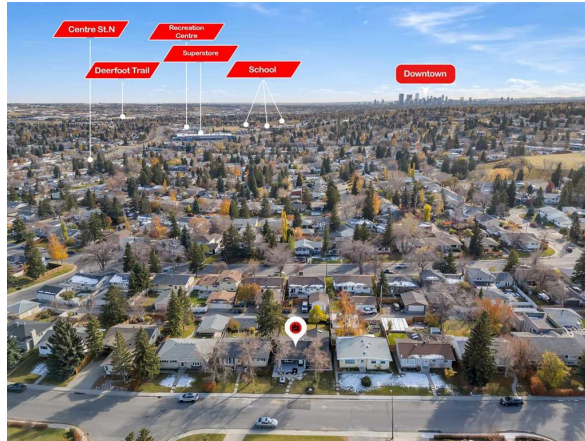
Remarks

Pub Rmks: **FULLY RENOVATED!! - OVER 2300 SQFT LIVEABLE SPACE, SKYLIGHT, 6 BEDS, 3 BATHS - ILLEGAL SUITE SEPARATE ENTRY/LAUNDRY - BACK YARD AND BACK LANE - Welcome to your fully renovated home with all new finishing and elegant design. A LANDSCAPED FRONT YARD with a few trees/patio leads to the main entrance, and this home begins with a main floor living, dining and kitchen in an OPEN CONCEPT PLAN. The kitchen is fully equipped with an ISLAND, all STAINLESS STEEL APPLIANCES, and elegant cabinetry. 3 bedrooms and 2 bathrooms are on the main level and 1 of the bedrooms offers an ENSUITE bathroom. An additional family room with SKYLIGHT, FIREPLACE and DECK ACCESS complete this level. The back yard is landscaped and offers access to a BACK LANE. The ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE AND LAUNDRY has 3 bedrooms, 1 bathroom and a FULL KITCHEN with all STAINLESS STEEL APPLIANCES. This home is in a solid location with shops, schools and parks, including Nose Hill Park, all close by.**

Inclusions: **Refrigerator, Range Hood, Electric Range**
Property Listed By: **Real Broker**

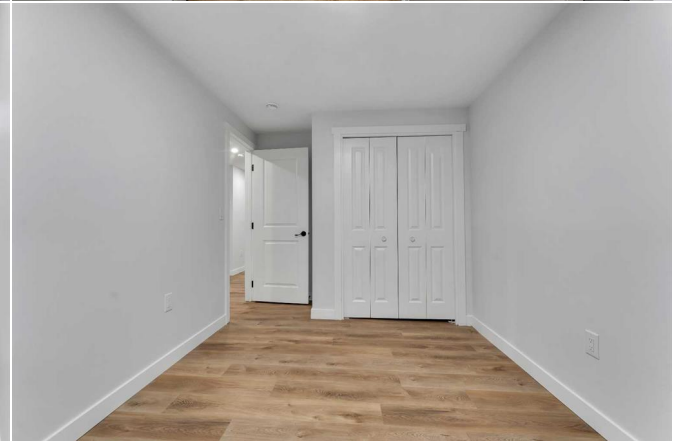
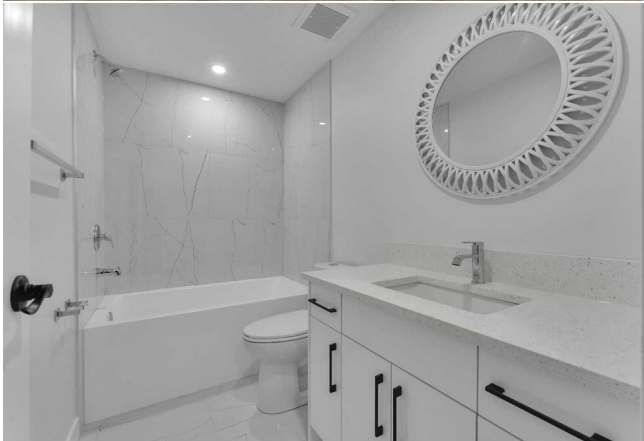
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

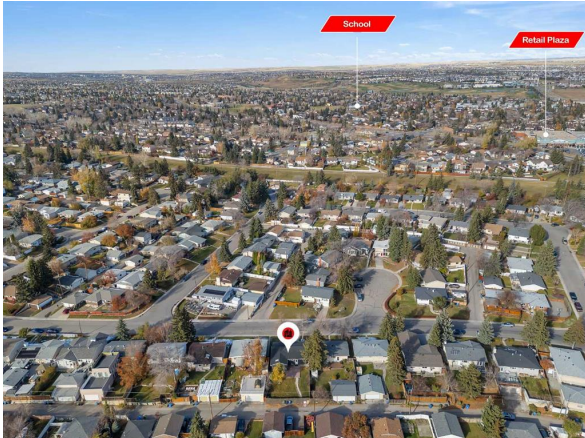
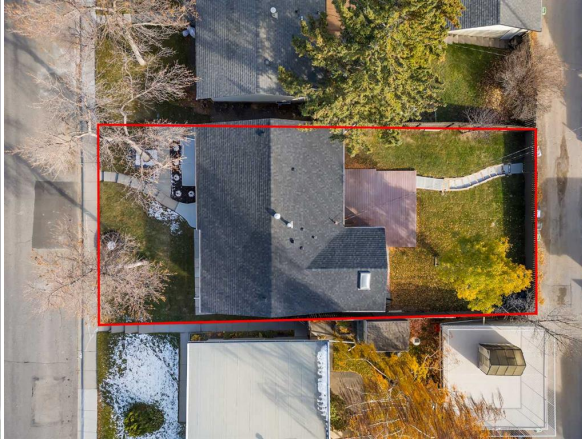












727 Hunterston Rd NW, Calgary, AB

Main Floor Exterior Area 1300.35 sq ft
Water Area 1281.00 sq ft



0 3 6 ft PREPARED: 2024/10/29

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



727 Hunterston Rd NW, Calgary, AB

Basement (Below Grade) Exterior Area 1008.17 sq ft
Water Area 1015.50 sq ft



0 2 4 ft PREPARED: 2024/10/29

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