



THE
A-TEAM

**RE/MAX
FIRST**

8020 HUNTWICK Hill, Calgary T2K 4H1

MLS®#: **A2188324** Area: **Huntington Hills** Listing Date: **01/16/25** List Price: **\$799,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **5,608 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Rectangular Lot**
 Park Feat: **Double Garage Detached,Off Street**

Finished Floor Area
 Abv Sqft: **1,337**
 Low Sqft:
 Ttl Sqft: **1,337**

DOM

6
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Washer/Dryer,Washer/Dryer Stacked**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	41`0" x 41`0"	Living Room	Main	34`5" x 34`5"
Walk-In Closet	Main	16`9" x 12`10"	4pc Bathroom	Main	23`4" x 13`6"
Game Room	Basement	67`11" x 36`1"	Bedroom	Basement	42`4" x 35`1"
4pc Bathroom	Basement	13`6" x 24`11"	Bedroom	Basement	39`0" x 42`4"
Dining Room	Main	34`5" x 42`0"	Bedroom - Primary	Main	37`5" x 45`7"
4pc Ensuite bath	Main	26`11" x 13`6"	Bedroom	Main	35`9" x 37`9"
Bedroom	Main	27`11" x 46`11"	Kitchen	Basement	44`7" x 26`7"

Furnace/Utility Room

Basement

37`9" x 39`8"

Bedroom
Legal/Tax/Financial

Basement

38`9" x 41`4"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

6604JK

Remarks

Pub Rmks:

Welcome to 8020 Huntwick Hill NE, a fully renovated bungalow nestled on a quiet street in the mature, highly desirable neighbourhood of Huntington Hills! This established community offers a lifestyle surrounded by convenience and charm, with quick access to schools, parks, shopping, and dining. From this address, enjoy a quick walk to local parks or take in views of Nose Hill Park right from your front window. This home is a true showstopper, offering over 2,600 sq. ft. of updated, open-concept living space. With a total of six bedrooms and three bathrooms, including a fully legal, three-bedroom suite in the basement, this property is perfect for families and those looking for an income suite or mortgage helper. The basement suite is fully self-contained, featuring separate laundry, two brand-new Lennox high-efficiency furnaces, and a private entrance—all while being soundproofed and fire-rated for complete privacy. As you enter, you'll be greeted by custom built-ins for coats and shoes, providing both style and practicality. The open-concept main floor living area is designed to impress, with a bright and airy feel and large front windows that flood the space with natural light. The chef's kitchen is the heart of the home, boasting a large center island with a built-in microwave and wine fridge, perfect for both family dinners and entertaining. All three bedrooms on the main floor are positioned on the north side of the home, offering a quiet and spacious retreat. The primary suite is a highlight, featuring a beautifully designed feature wall, an elegant three-piece ensuite, and custom-built closets. Laundry is conveniently located on the main floor, saving you from trips up and down the stairs. The lower level is just as impressive, with a thoughtfully designed three-bedroom legal suite that doesn't compromise on comfort. Each bedroom includes custom built-ins, and with separate laundry and appliances, this suite is ready to accommodate extended family or tenants. Outside, enjoy the privacy of a fully fenced backyard and the convenience of a double detached garage, offering plenty of parking. Huntington Hills offers easy access to nearby grocery stores, including Safeway and Real Canadian Superstore, as well as popular cafes, restaurants, and playgrounds within minutes. With transit routes nearby, commuting to downtown or around Calgary is a breeze. This home is an incredible opportunity to own a modern, stylish bungalow with income potential in one of Calgary's established neighbourhoods. Don't miss your chance to see it in person—schedule a showing today!

Inclusions:
Property Listed By:

n/a
eXp Realty

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



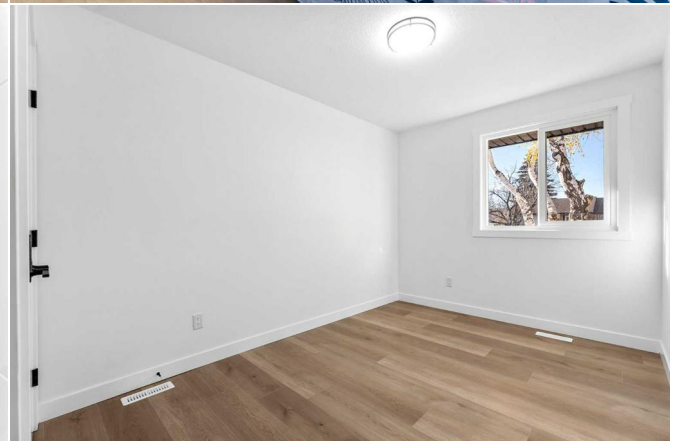
8020 Huntwick Hill NE, Calgary, AB T2K 4H1
Main Floor



This floor plan was created using qikifloor.net and is for illustration purposes only. Deemed accurate but may not be exactly to scale.









8020 Huntwick Hill NE, Calgary, AB T2K 4H1
Basement



This floor plan was created using quickfloor.net and is for illustration purposes only. Deemed accurate but may not be exactly to scale.

