



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7615 HUNTERVIEW Drive, Calgary T2K 4P7**

MLS® #: **A2202015** Area: **Huntington Hills** Listing Date: **03/13/25** List Price: **\$629,800**  
Status: **Pending** County: **Calgary** Change: **-\$10k, 02-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**  
Lot Information  
Lot Sz Ar: **5,936 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,177**  
Low Sqft:  
Ttl Sqft: **1,177**

DOM

**41**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot,Private**  
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Stucco,Vinyl Siding,Wood Siding**  
Flooring: **Laminate,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Built-in Features,Stone Counters,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **R-CG**  
Legal Desc: **7486JK**

Remarks

Pub Rmks: **Check out this fantastic income-generating bungalow in sought-after Huntington Hills! This property features a 3-bed, 1.5-bath main floor with in-suite laundry, plus**

a **LEGAL 2-bedroom basement suite** with a separate entrance and its own laundry. This home has had a number upgrades over the years featuring newer kitchen cabinetry and updated bathrooms, a newer high efficiency furnace, new main floor windows (2023), new vinyl plank flooring and baseboards on the main level. Even the double detached garage was not spared with a new roof and siding (2023). With easy access to schools, transit, shopping, and major roadways, this home is perfect for homeowners looking to offset their mortgage with rental income or investors. Don't miss out on this excellent property!

Inclusions:

Property Listed By:

**Hood Fan, Metal shed in backyard**

**eXp Realty**

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





















