



THE
A-TEAM

**RE/MAX
FIRST**

727 HUNTERSTON Road, Calgary T2K 4M5

MLS® #: **A2202591**

Area: **Huntington Hills**

Listing Date: **03/14/25**

List Price: **\$699,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,371**
Low Sqft:
Ttl Sqft: **1,371**

DOM

22
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

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

Parking

Ttl Park: **2**
Garage Sz:

Access:

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

Utilities and Features

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

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**
Legal Desc: **6042JK**

Zoning: **R-CG**

Remarks

Pub Rmks: **If you've been searching for a fully renovated bungalow that offers modern style, rental potential, and a prime location, this is be THE home for you. This home isn't just renovated—it's been completely transformed from top to bottom! With brand-new windows, a new roof, fresh siding, and all-new modern finishes, there's nothing left to do but move in and enjoy. Inside, you'll find a bright and open layout, with a functional kitchen that includes a large island, stainless steel**

appliances, and modern finishes throughout. With three spacious bedrooms on the main, including a primary suite with an ensuite bathroom, this home provides the perfect balance of style and function. And check this out—a cozy family room with a fireplace, skylight, and direct access to the deck, making it the ultimate space for relaxing or entertaining. But wait, there's more! This home features a fully finished illegal basement suite, complete with its own separate entrance and private laundry. With three additional bedrooms, a full kitchen, and stainless steel appliances, this space is move-in ready for extended family or rental income. Outside, you'll find a beautifully landscaped front yard, a back lane for easy access, and plenty of space for summer gatherings. And let's talk about location—Huntington Hills is a sought-after community, with parks, schools, shopping, and even Nose Hill Park just minutes away. Whether you're looking for a stunning home for your family or an investment property with rental potential, this is a rare opportunity you don't want to miss. If this home checks the boxes for you, let's set up a time for you to see it in person. Reach out today!

Inclusions:
Property Listed By:

Refrigerator, Range Hood, Electric Range, Washer/Dryer
Real Broker

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









