



THE
A-TEAM

**RE/MAX
FIRST**

43 HUNTERHORN Place, Calgary T2K 6H3

MLS® #: **A2204915**

Area: **Huntington Hills**

Listing Date: **03/23/25**

List Price: **\$508,900**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**
Lot Information
Lot Sz Ar: **4,380 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,166**
Low Sqft:
Ttl Sqft: **1,166**

DOM

32
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Cul-De-Sac,Garden,Lawn,Level,Rectangular Lot,Views**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Garden**

Construction:
Vinyl Siding,Wood Frame
Flooring:
Hardwood,Laminate,Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`8" x 17`10"
Kitchen With Eating Area	Main	14`4" x 12`7"
Bedroom - Primary	Upper	12`4" x 15`10"
Bedroom	Upper	7`10" x 12`8"
Laundry	Basement	6`9" x 10`8"
Storage	Basement	4`0" x 5`11"
Den	Basement	11`3" x 14`11"

Room	Level	Dimensions
Dining Room	Main	12`5" x 6`3"
2pc Bathroom	Main	3`0" x 7`5"
3pc Bathroom	Upper	7`6" x 4`11"
Bedroom	Upper	11`8" x 7`9"
Family Room	Basement	9`1" x 14`8"
4pc Bathroom	Basement	5`0" x 8`3"
Entrance	Main	4`4" x 6`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8910477

Remarks

Pub Rmks: **Welcome to this updated 2-storey home in the desirable community of Huntington Hills with over 1600 SQFT of finished LIVING SPACE. Perfect for families, investors, or developers, this rare gem boasts RCG zoning, offering excellent RENTAL income potential and exciting redevelopment opportunities. Situated on a QUIET CUL-DE-SAC, this fully renovated home features three bedrooms, 2.5 baths, rec room and LARGE den in the basement. The OPEN-CONCEPT main floor is warm and inviting, with a spacious living area and a modern kitchen, complete with GRANITE countertops and upgraded stainless steel appliances. HARDWOOD flooring extends throughout both the main and upper levels, adding a timeless touch of elegance. Upstairs, you'll find three generously sized bedrooms and a stylish full bath. The DEVELOPED basement, completed in 2020, provides ADDITIONAL LIVING space with a large REC ROOM, an EXTRA ROOM, and a 4-PIECE bath, making it perfect for guests, tenants, or extended family. Step outside to a massive BACKYARD, perfect for kids, pets, or future expansion. The expansive DECK creates an ideal space for summer gatherings, relaxation, or entertaining. AC Installed 2022, hot water tank and furnace replaced 2021 and Deck 2023 (15ft X 14ft). This prime location offers easy access to Deerfoot Trail, 64 Avenue, schools, shopping, and transit. With RCG zoning, the property provides incredible investment potential, whether you're looking for a turnkey rental, a future multi-unit redevelopment, or a family home with strong long-term value. Opportunities like this don't last—call today to book your private viewing!**

Inclusions: **refrigerator in basement**
Property Listed By: **2% Realty**

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







