

# \$599,900 - 7736 Hunterburn Hill Nw, Calgary

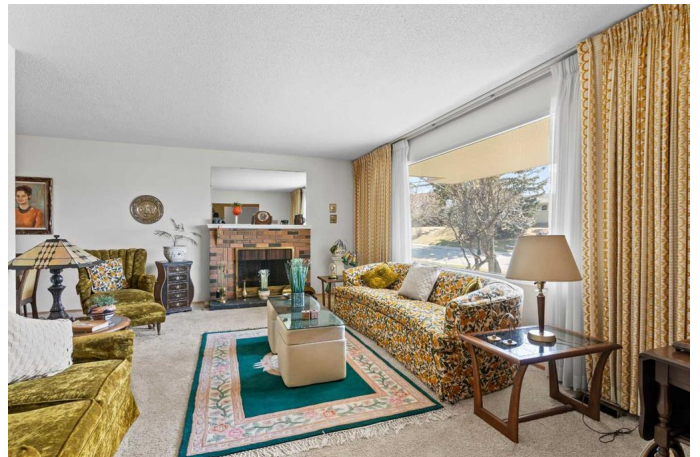
MLS® #A2212563

**\$599,900**

3 Bedroom, 2.00 Bathroom, 1,326 sqft  
Residential on 0.13 Acres

Huntington Hills, Calgary, Alberta

This lovingly cared for home is ideal for anyone looking for affordable living without sacrificing location. Ideally located in the family-friendly community of Huntington Hills within walking distance to Nose Hill Park, an off-leash dog park, the very active community centre with pickleball, ice skating, roller skating, curling and more, numerous schools and several transit options. Just a 15 minute drive to downtown too! This outstanding community has it all, perfectly balancing functionality with recreation and giving you the best of both worlds! Then come home to a quiet sanctuary. This charming bungalow has a great layout with a spacious design and abundant natural light. The living room invites relaxation in front of the brick-encased, wood-burning fireplace while an oversized picture window streams in west-facing sunshine throughout the day. Clear sightlines into the dining room are perfect for entertaining. The kitchen is huge with a plethora of cabinets, a window overlooking the backyard to keep an eye on the kids and a breakfast nook to casually gather. Retreat at the end of the day to the primary bedroom complete with its own private ensuite, no need to stumble down the hall in the middle of the night! Both additional bedrooms are spacious and bright with easy access to the 4-piece main bathroom. A separate entrance leads to the unfinished basement providing an incredible opportunity for a future suite (with city approval), privacy for multi-generational



living or simply adding more square footage for your family to enjoy. The 2-tiered backyard is phenomenal! The upper area is beautifully landscaped and extremely private while the lower area is grassy and flat, perfect for kids and pets to play. A double detached garage further adds to your comfort and convenience. Unsurpassably located within walking distance to everything! Groceries, shopping and great restaurants are all within a 5-10 minute drive away including a huge Superstore and numerous amenities at Beddington Towne Centre and Deerfoot City. Truly an unsurpassable location for this well cared for home ready for you to make your own! Updated Roof, Furnace and Windows!

Built in 1971

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2212563    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,326       |
| Acres          | 0.13        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 7736 Hunterburn Hill Nw |
| Subdivision | Huntington Hills        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |

Postal Code T2K 4S8

### Amenities

Parking Spaces 4  
Parking Double Garage Detached, On Street  
# of Garages 2

### Interior

Interior Features Natural Woodwork, See Remarks, Storage  
Appliances Dishwasher, Electric Stove, Refrigerator, Window Coverings  
Heating Central, Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Wood Burning  
Has Basement Yes  
Basement Full, Unfinished

### Exterior

Exterior Features Garden  
Lot Description Back Yard, Landscaped, Rectangular Lot, Sloped  
Roof Asphalt Shingle  
Construction Brick, Concrete  
Foundation Poured Concrete

### Additional Information

Date Listed April 17th, 2025  
Days on Market 3  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Solutions

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