

**7419 Huntertown Crescent NW
Calgary, Alberta**

MLS # A2212704



\$709,900

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|--------------------|---|---------------|---------------------|
| Division: | Huntington Hills | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,249 sq.ft. | Age: | 1971 (54 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Insulated, RV Access/Parking, See Remarks | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level | | |
| Heating: | Forced Air, Natural Gas | | Water: - |
| Floors: | Carpet, Hardwood, Tile | | Sewer: - |
| Roof: | Asphalt Shingle | | Condo Fee: - |
| Basement: | Separate/Exterior Entry, Finished, Full | | LLD: - |
| Exterior: | Metal Siding | | Zoning: R-CG |
| Foundation: | Poured Concrete | | Utilities: - |

Features: No Animal Home, No Smoking Home, Open Floorplan

Inclusions: Items & Tools in Shed & Garage. Shelving in garage. Master Bedroom Furniture (Bed Frame, Drawers), Basement Tv & Entertainment System.

Welcome to this spacious and beautifully updated bungalow, ideally located on a quiet cul-de-sac just minutes from Nose Hill Park. Situated on a generous 5,877 sq. ft. pie-shaped lot, this 5-bedroom, 2.5-bathroom home offers over 2,300 sq. ft. of functional living space—perfect for growing families or anyone seeking a solid home with potential to personalize. A concrete RV parking pad with gated access adds extra convenience, while the oversized double garage (24x22) is insulated, drywalled, and features a gas hookup ready for a heater—ideal for year-round use. Inside, you’ll appreciate the brand new kitchen outfitted with maple cabinets, granite countertops, and stainless steel appliances. Most main floor windows have been replaced, and newer hardwood flooring flows throughout the level, enhancing the open-concept living and dining areas, which are filled with natural light. The primary bedroom includes an updated private 2-piece ensuite, and the bedroom furniture is included for added value. Two additional bedrooms and a renovated full bathroom with new tilework complete the main floor. A separate entrance connects the upstairs to the fully developed basement, making it perfect for multi-generational living or future suite potential (A secondary suite would be subject to approval and permitting by the city/municipality). Downstairs, you’ll find a cozy fireplace, a full bathroom, laundry room, two additional bedrooms, a wet bar, and two large living areas—ideal for entertaining. Bonus: the TV and entertainment system in the massive rec room are included. The expansive backyard offers endless potential for landscaping, outdoor activities, or simply enjoying your private green space. Plus, all items in the shed and garage are included. Surrounded by updated homes and conveniently located near top-rated

schools, major routes, and just 15 minutes to downtown, this home offers the perfect balance of comfort, convenience, and opportunity. Whether you're seeking a move-in-ready home or a canvas for your dream design, this property is ready to welcome your vision!