

7955 Huntwick Hill NE  
Calgary, Alberta

MLS # A2242983



**\$680,000**

|                  |                                                                      |               |                   |
|------------------|----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                                                     |               |                   |
| <b>Type:</b>     | Residential/House                                                    |               |                   |
| <b>Style:</b>    | Bungalow                                                             |               |                   |
| <b>Size:</b>     | 1,208 sq.ft.                                                         | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 4                                                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, See Remarks                                  |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, See Remarks |               |                   |

|                    |                                                                                                              |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Fireplace Insert, Forced Air, Natural Gas                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Built-in Features, Central Vacuum, Jetted Tub, No Smoking Home, See Remarks, Storage, Walk-In Closet(s) |                   |      |

**Inclusions:** NA

They Don't Make Them Like This Anymore! Offered for the first time, this meticulously maintained 4 bedroom, 2.5 bathroom one owner home blends timeless charm with thoughtful updates. With over 2,300 sqft of developed living space, this home has a lot to offer. Inside, you'll find a warm, inviting layout featuring two stunning brick gas fireplaces, hardwood floors, and fresh paint throughout. The home has been tastefully refreshed while still preserving its cozy charm and character. Recent upgrades include newer windows, roof, furnace, updated lighting, door and cabinet hardware, a modern double-wide kitchen sink with new faucet, updated vanities and bathroom faucets, and freshly shampooed carpets. Step outside to the private, fenced yard and oversized double garage offering nearly 570 sqft, perfect for vehicles, storage, or a workshop. Ideally located near schools, shopping, and all amenities, this property is move-in ready has the potential to add a legal suite subject to approval and permitting by the city/municipality. Making this a fantastic opportunity for investors or families looking for added flexibility. This special home is a rare find, don't miss your chance to come and check it out.