



**7723 Hunterview Drive NW
Calgary, Alberta**

MLS # A2296844



\$619,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: na

(NEW) 6,000 BTU Furnace..... \$10,000. (NEW) 2 Ton Heat Pump..... \$12,000. (NEW) Solar system putting 900 kWhr into the grid on a monthly basis. Fully renovated bungalow with an oversized double detached garage in sought-after Huntington Hills NW. Offering 3 bedrooms, this home combines modern upgrades with timeless design, including new solar panels, a new heat pump/furnace combo, and a new roof on both the home and garage. Inside, you'll find an exceptional open-concept layout with vaulted ceilings, large windows, and a bright, airy feel. The designer kitchen features quartz countertops, white & grey shaker cabinetry, matte black hardware, subway tile backsplash, and new stainless steel appliances. The living area is warm and inviting with a wood-burning fireplace, while the main floor is completed by three spacious bedrooms and a beautifully renovated full bathroom with modern finishes. The partially finished basement offers high ceilings and future development potential. Outside, enjoy a fully fenced yard, west-facing backyard with patio and gas line, east-facing front porch, and a rubber-paved driveway with ample parking. Located on a quiet street just minutes to schools, parks, shopping, and the inner city, this home offers the perfect blend of style, efficiency, and convenience. Book your private showing today.