



1132 Hunterston Hill NW
Calgary, Alberta

MLS # A2310573



\$549,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,148 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Irregular Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: N/A

This large bungalow in the sought-after community of Huntington Hills is packed with potential and ready for your vision. Whether you're an investor, flipper, or buyer looking to build sweat equity, this is an opportunity you don't want to miss. The main floor offers 3 bedrooms up, including a spacious primary bedroom with its own ensuite, a functional layout, and great bones. Downstairs you'll find a massive basement with an additional bedroom and bathroom plus a separate rear entrance offering excellent suite potential (subject to approvals and permitting by the city). Situated on a beautiful lot in a fantastic location close to schools, shopping, transit, and major routes. Huge upside here — bring your ideas and unlock the potential! Don't miss out.