



**176 Huntchester Crescent NE
Calgary, Alberta**

MLS # A2311767



\$749,999

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	Age:	1973 (53 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

3 BEDROOM LEGAL BASEMENT SUITE | FULLY RENOVATED | OVERSIZED DOUBLE GARAGE | HUGE LOT Welcome to this beautifully renovated bungalow offering a total of 6 bedrooms, including a 3 bedroom Legal basement suite, an excellent opportunity for investors or homeowners looking for mortgage helping rental income. Situated on an approximately 5,800 sq. ft. lot with wide frontage, this home offers outstanding curb appeal and functionality. The main floor features modern upgrades throughout from top to bottom, including brand new countertops, new flooring, kitchen, bathrooms, appliances, fresh paint, new stucco exterior, new roof, gutters, updated plumbing, new electrical and more. This move in ready property has been extensively updated and is ideal for large families or multi-generational living. The fully finished legal basement suite provides additional living space and strong rental potential. Outside, enjoy the oversized double detached garage, convenient back alley access and ample yard space. Located in a highly desirable community close to schools, shopping, transit, parks and other everyday amenities within walking distance. A rare opportunity to own a fully renovated bungalow with a legal 3-bedroom legal basement suite in a prime location. Book your private showing today!