GRASSROOTS REALTY GROUP

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7539 Hunterview Drive NW
Calgary, Alberta

MLS # A2315748

$665,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,067 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	3
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Garage Door C		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, F		

Heating:	Central, Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bookcases, Ceiling Fan(s), Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub		

Inclusions: 2 FULLY FIRNISHED STUDIO SUITES IN BASEMENT: 2 ADDITIONAL REFRIGERATORS, 2 ELECTRIC HOTPLATES, 2 TOASTER OVENS, AIRFRYER, MICROWAVE. 2 QUEEN SIZED BEDS, 2 DINNIG ROOM TABLES AND CHAIRS, LEATHER COUCH / LEATHER CHAIR , COFFEE TABLE , 2 DRESSERS , 2 ENDTABLES.

Exceptional opportunity for investors, multi-generational families, or homeowners seeking mortgage-helper potential! Located in desirable West Huntington Hills, this spacious and extensively updated home offers incredible flexibility with TWO private basement studio suites (illegal suites but fully furnished), each featuring separate entrances and beautifully renovated ensuite bathrooms. The basement also includes dedicated laundry access through the shared mechanical room, creating an ideal setup for extended family, teenagers, guests, or supplemental rental income. The main floor features 3 bedrooms, a bright open-concept layout, and a stylishly updated kitchen complete with a large island, pendant lighting, and plenty of workspace. Hand-scraped hardwood flooring runs throughout the living room, dining area, and hallway, while the beautifully renovated main bathroom showcases quartz countertops and a relaxing soaker tub. The upper level also features its own separate stacked laundry, offering added convenience and privacy between living spaces. Additional major upgrades include newer upstairs windows (2021), a new furnace (2024), and a new hot water tank (2025), providing peace of mind for years to come. Outside, enjoy the sunny west-facing backyard complete with mature fruit trees, a large deck, and patio that create the perfect low-maintenance outdoor living space for summer entertaining and family gatherings. The oversized double detached garage features 220 service and heat—perfect for a workshop, hobby space, or additional storage—plus an additional shed and a double rear parking pad with room for tenant parking or an RV. West Huntington Hills is loved for its mature trees, family-friendly atmosphere, excellent schools, and unbeatable convenience. Enjoy quick access to Deerfoot Trail, Centre Street, 14th Street, and

downtown Calgary, making commuting simple from this central north location. Shopping, restaurants, grocery stores, recreation facilities, transit, and everyday amenities are all just minutes away, including nearby Nose Hill Park for walking, cycling, and outdoor enjoyment year-round. Conveniently located on a bus route and close to schools, parks, and shopping, this is a rare opportunity to own a versatile property with outstanding income and lifestyle potential.

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