



GRASSROOTS
REALTY GROUP

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7116 Hunterville Road NW
Calgary, Alberta

MLS # A2317477



\$1,155,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,001 sq.ft.	Age:	1968 (58 yrs old)
Beds:	11	Baths:	4
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Shed in 7114 backyard

RARE FIND & EXCELLENT INVESTMENT OPPORTUNITY - 4 LEGAL SUITES | PERFECT INVESTMENT OPPORTUNITY! (Both 7114 and 7116 - Full duplex) Exceptional side-by-side legal duplex in desirable Huntington Hills featuring 4 self-contained legal suites. Each upper unit offers 3 bedrooms, spacious living areas, and an abundance of natural light. The lower level features two legal basement suites: one offering 3 bedrooms with flexible living space, and the other featuring 2 bedrooms and a spacious living area. Both suites include separate entrances, full kitchens, and separate laundry facilities. Major upgrades include 4 furnaces with individual thermostats (2 replaced in 2024 and 2 in 2026), 2 newer hot water tanks (2024), and a complete appliance package for all four suites, including electric ranges (x4), range hoods (x4), dishwashers (x4), refrigerators (x4) and stacked washers/dryers (x4). Conveniently located minutes from Deerfoot Trail, downtown Calgary, the airport, schools, shopping, restaurants, and public transit. A rare opportunity to own a high-cash-flow, 4-legal-suite property in Northwest Calgary!