



**512 Hunterplain Hill NW  
Calgary, Alberta**

**MLS # A2318398**



**\$629,880**

<b>Division:</b>	Huntington Hills		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,096 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** NA

Welcome to this charming bi-level in the heart of Huntington Hills, where a stunning flowering crabapple tree greets you at the curb and sets the tone for everything this home delivers. Sitting on a south-facing lot, the open-concept main floor offers 3 bedrooms, an updated kitchen with S.S appliances, island, and new VLP flooring throughout. Step out to the enclosed back deck &mdash; your private three-season retreat &mdash; overlooking a spacious backyard that's a gardener's dream, with plenty of room to grow and entertain. The fully finished basement features a separate entrance, kitchen area (illegal), dedicated laundry room, and 3 additional bedrooms. &mdash; ideal for extended family or a mortgage helper setup. Major upgrades include a new roof, newer windows, central A/C, and a detached double garage off the back lane. All of this in an unbeatable location &mdash; walking distance to schools, close to transit and shopping, in one of Calgary's most established NW communities. A true turn-key opportunity that checks every box.