



7035 Huntercrest Road NW
Calgary, Alberta

MLS # A2319970



\$668,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,365 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: Tv wall mount in the living room, the refrigerator and the microwave in the basement, the freezer in the utility room, the window coverings on the windows that have them. Also see private remarks about furniture.

Set on a corner lot across from open green space, this thoughtfully updated Huntington Hills bungalow offers over 2,400 sq. ft. of developed living space, a double detached garage, RV parking, and significant recent updates including new windows and a new sliding patio door (May 2026), brand-new kitchen appliances (2025), and a high-efficiency furnace (January 2026). The bright main floor features hardwood flooring throughout, a feature skylight, and a large frosted front entry window that fills the home with natural light while maintaining complete privacy. The living and dining areas are warm and functional, with the living room offering peaceful green space views by day and stunning city light views after dark. The kitchen features ceiling-height cabinetry, brand-new appliances, a breakfast nook, backyard views, and a convenient pass-through to the main living space. Two bedrooms are located on the main level. The primary bedroom offers direct access to the west-facing deck — an ideal spot to enjoy morning coffee, evening sunsets, and peaceful outdoor living. The spacious second bedroom overlooks the green space and captures beautiful city light views at night. The main 4-piece bathroom is bright and well appointed. The finished basement expands the home's versatility with a separate entrance, a large recreation area, a newly installed wet bar (2025) complete with a full-size refrigerator, two additional bedrooms or flex rooms, a 3-piece bathroom, laundry area, and ample storage space. Whether used for extended family, guests, hobbies, or flexible living arrangements, the lower level offers exceptional functionality. Outside, the west-facing yard is designed for low-maintenance enjoyment, featuring patio hardscaping, a greenhouse, garden area, storage shed, and mature trees. The oversized 25' x 21' double

detached garage, RV parking, and additional off-street parking provides outstanding flexibility for vehicles, recreational equipment, and projects. Located in the established community of Huntington Hills, this home is within walking distance of schools, parks, shopping, and everyday amenities, including Superstore, 7-Eleven, Huntington Hills School, and Sir John A. Macdonald School. Deerfoot City, major transit routes, restaurants, entertainment, and recreational opportunities are all nearby, while Nose Hill Park is just a short drive away. With desirable R-CG zoning, this property also offers long-term potential for future development or redevelopment opportunities (subject to City approval). Move-in ready and thoughtfully updated, this is a rare opportunity to enjoy space, flexibility, views, and a highly convenient location in one of Calgary's most established communities.