



**1016 Hunterdale Place NW
Calgary, Alberta**

MLS # A2320394



\$585,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,102 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Covered, Double Garage Detached, Driveway, Front Drive, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: all window coverings and hardware, garage opener, garage remote, shed, greenhouse, solar system, irrigation, gemstone lights, red mailbox by front door, security system, water softener, garage shelves, keys all

Welcome to 1016 Hunterdale Place NW where EXTENSIVE FEATURES and UPDATES enhance the property's overall comfort, functionality, and long-term value. Situated on a sizeable corner lot in wonderful Huntington Hills, the bright 4-bedroom, 2-bathroom, bi-level offers over 2100 SF of developed space. A beautiful bow window allows natural light to flood the spacious open-concept living room and kitchen. Newer appliances, an abundance of cabinetry, and a designated dining area add every-day convenience and practicality to the kitchen. Three nice-sized bedrooms and a full 4-piece bath complete the main floor. The lower level delivers 1100 SF of flexible living space including a 4th bedroom with large egress window and closet, 2nd full bathroom, gym area, and recreation family room. A charming 2024 three-season sunroom addition provides the perfect setting for morning coffee and peaceful evening relaxation. Spend summer days enjoying the private backyard complete with a composite deck, seating area, and greenhouse. Additional enhancements continue inside and out. The interior updates include 1) upgraded 200-amp electrical panel, 2) dishwasher (2026 with other kitchen appliances new in 2022), 3) water softener (2024), 4) air conditioning (2024), and 5) fresh paint while the long list of impressive exterior highlights include: 1) OVERSIZED double garage with 100-amp panel, 2) roof (2024), 3) solar system with 20 panels (2024), 4) Gemstone lights (2024), 5) windows (main floor – 2017 and 2x lower level - 2024), 6) shed, 7) irrigation, 8) overhead services buried, and 9) new concrete work. With all the valuable extras already in place, all that is left to do is move in and add your personal style and design! Huntington Hills is a well-established community known for its mature tree-lined streets and larger lots.

Bordered by Nose Hill Park (one of North America's largest urban natural parks) and close to schools, amenities, and major routes, it offers an exceptional lifestyle for families and outdoor enthusiasts alike. Its strong sense of community is reflected in the many residents who grew up in the neighbourhood and later return to raise families of their own. Come experience the enduring charm, friendly atmosphere, and lasting appeal of homeownership in Huntington Hills. Welcome home!