



112 Huntstrom Drive NE
Calgary, Alberta

MLS # A2325633



\$619,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	956 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Greenbelt, Private, See Remarks, Views		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Other, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	See Remarks		

Inclusions: -

?? INVESTOR ALERT! | LEGAL BASEMENT SUITE | PRIME LOCATION | 112 Huntstrom Drive NE ****Location, Location, Location!****
 This is an incredible opportunity for investors or homeowners looking to ****live upstairs and offset their mortgage with rental income**** from the legal basement suite. Situated directly ****across from a beautiful park****, this property enjoys an open, unobstructed view with the added bonus of ****downtown Calgary views****. Conveniently located close to schools, shopping, public transit, major roadways, and all essential amenities, this home offers outstanding long-term value. -Main Floor * Spacious ****3-bedroom bungalow**** * Bright and functional layout * Large living and dining areas * Excellent park views *Legal Basement Suite * Fully ****legal secondary suite**** * ****2 bedrooms**** * Full bathroom * Open living room and kitchen * Newer laminate flooring throughout * Separate living space ideal for rental income Additional Features ****Long-term, reliable tenants**** already in place ****Newer shingles**** * Fantastic investment opportunity with strong income potential * Home may benefit from some cosmetic TLC, making it a great opportunity to add value and build equity Whether you're an investor seeking a cash-flow property or a buyer looking to live in one unit while renting the other, this is a rare opportunity in a highly desirable location. ****Don't miss out—book your private showing today!****