



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6717 - 6719 Huntsbay Road NW
Calgary, Alberta

MLS # A2328922



\$1,149,990

Division:	Huntington Hills		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	2,082 sq.ft.	Age:	1968 (58 yrs old)
Beds:	-	Baths:	-
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

Fully renovated four legal suite property situated on a 7,717 sq. ft. lot with over 3,100 sq. ft. of developed living space. This property offers a total of 10 bedrooms and 6 bathrooms across four self-contained legal suites. The two main floor legal suites each feature 3 bedrooms, 2 bathrooms, open-concept living areas, quartz countertops, stainless steel appliances, modern kitchens, updated windows, and in-suite laundry. The two legal basement suites each offer 2 bedrooms, 1 bathroom, modern finishes, independent laundry, and soundproofed ceilings. Additional features include four furnaces with separate thermostats, two newer furnaces, a newer hot water tank, and a durable roof. Conveniently located approximately 15 minutes from downtown with easy access to Deerfoot Trail, public transit, shopping, schools, and the airport.