



GRASSROOTS
REALTY GROUP

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15 Hunter Street NW
Calgary, Alberta

MLS # A2330026



\$685,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,202 sq.ft.	Age:	1955 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Front Drive, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Separate Entrance, Storage		

Inclusions: N/A

Welcome to 15 Hunter Street NW, a beautifully maintained bungalow offering the perfect blend of comfortable family living and exceptional investment potential in one of Northwest Calgary's most established communities. Situated on a spacious 60 x 100 foot west-backing lot, this property offers over 1,200 sq. ft. above grade, mature trees for outstanding privacy, and a functional layout designed to accommodate a variety of lifestyles. The main level features a bright and spacious living room with large picture windows overlooking the tree-lined front yard, allowing for an abundance of natural light. You'll love the beautifully refinished hardwood floors, and the updated kitchen equipped with brand new stainless steel appliances, abundant cabinetry, generous counter space, and a practical layout ideal for everyday living. Three generously sized bedrooms and a full bathroom complete the upper level, making it an ideal home for families. A separate entrance leads to a shared landing and laundry area before accessing the fully developed 2-bedroom basement suite (illegal), providing excellent flexibility for extended family, guests, or additional rental income. The lower level includes two spacious bedrooms, a full kitchen, full bathroom, a comfortable family room, dedicated office space, and a functional floor plan that feels open and welcoming. Outside, the west-facing backyard is designed for entertaining and relaxing with a large deck surrounded by mature trees that create exceptional privacy. The double detached garage currently offers two separately partitioned bays, providing an excellent opportunity for additional rental income, while easily converting back into a traditional double garage by removing the dividing wall. A large double parking pad beside the garage offers even more off-street parking, making this property ideal for multiple vehicles, tenants,

or recreational storage. Located in the highly desirable community of Highwood, you'll enjoy easy access to schools, shopping, playgrounds, Nose Hill Park, major transit routes, Deerfoot Trail, Centre Street, and downtown Calgary. Highwood is known for its large lots, mature trees, excellent schools, and strong long-term value, making it one of Calgary's most sought-after established inner-city neighbourhoods.