



GRASSROOTS
REALTY GROUP

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4 Hunterhorn Gate NE Calgary, Alberta

MLS # A2332466



\$520,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: GARDEN SHED

Welcome to this well-maintained bungalow situated on a desirable corner lot in the established community of Huntington Hills. Offering approximately 875 sq. ft. above grade plus a fully developed basement of nearly 800 sq. ft., this home provides excellent space and flexibility for homeowners and investors alike. The main floor features 2 spacious bedrooms, a full bathroom, a bright living area, and a functional kitchen with plenty of natural light. The fully developed basement includes an additional 2 bedrooms, a full bathroom, its own living space and its own washer and dryer. While the basement is ****not a legal secondary suite****, the home has been previously occupied with separate upper and lower living areas, each accessed through a shared main entrance with separate interior doors. Outside, you'll find a single attached garage, a generously sized backyard with plenty of room for gardening, entertaining, or future projects, and the added privacy and convenience of a corner lot just under 4,500 sq. ft. A daycare is located directly across the street, and a bus stop around the corner. The property is conveniently close to schools, parks, shopping, public transit, major roadways, and everyday amenities. Whether you're looking for a family home with additional living space or an investment opportunity, this property offers outstanding value in a convenient location. Book your private showing today!