

**7803 Hunterslea Crescent NW**  
**Calgary, Alberta**

**MLS # A2239554**



**\$534,000**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Huntington Hills                                  |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 3 Level Split                                     |               |                   |
| <b>Size:</b>     | 1,132 sq.ft.                                      | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |                    |                   |      |
|--------------------|--------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks        |                   |      |

**Inclusions:** Good Included are As Is Where Is.

Handyman special located in Huntington Hills, NW Calgary. This 1,591 sq ft of total living space 3 level split offers a large kitchen, dining room, and living room. Three bedrooms and a four-piece bathroom on the main floor. The basement includes a large living room, two-piece bathroom, laundry area, and storage space. Also features a mudroom, large deck, and double detached garage. Located close to schools, shopping, bike paths, walking paths, and aquatic centers.