587-899-3773
justin@realtyaces.ca

1219 Hunterquay Hill NW
Calgary, Alberta

MLS # A2352665

$540,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,147 sq.ft.	**Age:**	1971 (55 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: NA

Amazing Family Opportunity on Hunterquay Hill NW with Incredible Potential Step into this exceptional bi level home in the established, family friendly community of Huntington Hills and unlock its true potential. If you are looking to build sweat equity and craft your dream home in a premier location close to schools, parks, and all amenities, this property is the perfect canvas. It represents a rare chance to enter a highly sought after neighborhood at an attractive price point with all new carpet and laminate! This spacious home offers a functional floor plan featuring two bedrooms on the main floor and two on the lower level, along with two full bathrooms. The upper level spans 1146.65 square feet with a bright living area where north facing triple pane windows frame views of the quiet, mature street while offering fantastic energy efficiency and noise reduction. The adjacent kitchen features solid wooden cabinetry and a sink window overlooking the south facing backyard, ready for your modern cosmetic updates. The lower level adds 995.71 square feet of versatile living space. Large bi level windows allow natural light to flood the expansive rec room, which displays nostalgic retro details like wainscoting and warm wood accents. Two additional quiet bedrooms and a full bathroom complete this level, creating a great space for older kids, guests, or a home office. Major mechanical infrastructure is already taken care of, giving you complete peace of mind while you work on cosmetic updates. Recent upgrades include a newer high efficiency furnace, central air conditioning for warm summer days, and a brand new hot water tank. Outside, the property features a private backyard with mature trees, established garden beds, and a patio area perfect for kids and pets to play. A full double detached garage with a long concrete driveway provides generous off street

parking and extra storage. With the big ticket items already checked off including triple pane windows, furnace, AC, and hot water tank, and all new flooring, this home is primed for your personal touches. Roll up your sleeves and build instant equity or move in and plan your changes when you're ready.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Associates Real Estate. Information is believed to be reliable but not guaranteed.